



**WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
AUGUST 5, 2025
WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT**

Mayor:
Brian Vincent
Council:
Annette Judd, Mayor Pro Tem
Jerry Chatterton • Michele Swenson
Brad Lee • Trent Yarbrough
City Manager:
Casey Arnold
Kyle Laws

- THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL
- A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:
» Online: <https://us02web.zoom.us/j/89893512161> » Telephone: 1(669) 900-6833 – Meeting ID: 898 9351 2161

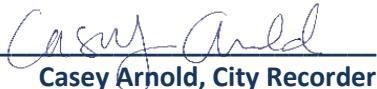
ADMINISTRATIVE SESSION – 6:00 PM

1. Discussion Regarding Infrastructure Studies for Annexation Area – *Mr. Boyd Davis* pg. 4
2. Discussion Regarding Landscape Ordinance Amendments – *Mrs. Bryn MacDonald* pg. 17
3. Discussion Regarding a Development Agreement & Rezone Application for 13.14 acres of Property Located at Appx. 3900 W 300 N from R-2 to R-4 (Matt Leavitt, Applicant) - *Mrs. Bryn MacDonald* pg. 21
4. Discussion Regarding Updates to the General Plan – *Mrs. Bryn MacDonald* pg. 26
5. Other Items

GENERAL SESSION – 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Prayer or Inspirational Thought (*Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought*)
4. Communications and Disclosures from City Council and Mayor
5. Communications from Staff
6. Citizen Comment (*Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives*)
7. Consideration of Approval of the Minutes from the May 20, 2025 West Point City Council Meeting pg. 86
8. Consideration to Approve a Contract for a Transportation Infrastructure Study – *Mr. Boyd Davis* pg. 4
9. Consideration to Approve a Contract for a Storm Drain Infrastructure Study – *Mr. Boyd Davis* pg. 4
10. Consideration of Approval of the Site Plan for the Ogden Clinic at 2945 W 125 S – *Mrs. Bryn MacDonald* pg. 34
11. Consideration of Ordinance No. 08-03-2025A, Amending WPCC Section 17.60.160 Regarding the PRUD Code – *Mrs. Bryn MacDonald* pg. 52
12. Consideration of Ordinance No. 08-03-2025B, Amending WPCC Section 17.60 Creating a New A-20 Agricultural Residential Zone – *Mrs. Bryn MacDonald* pg. 66
 - a. Public Hearing
 - b. Action
13. Consideration of Ordinance No. 08-03-2025C, Approving an updated General Plan Land Use Map – *Mrs. Bryn MacDonald* pg. 26
 - a. Public Hearing
 - b. Action
14. Consideration of Approval to Place the Craythorn Homestead Subdivision Phase 4 on Warranty – *Mr. Boyd Davis* pg. 84
15. Consideration of Approval to Remove Bennett Farms Subdivision Phase 2 from Warranty – *Mr. Boyd Davis* pg. 85
16. Motion to Adjourn the General Session

Posted this 3rd day of August, 2025:


Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above August 5, 2025 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at www.westpointutah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-776-0970.

TENTATIVE UPCOMING ITEMS

Date: 08/19/2025

Administrative Session – 6:00 pm

1. Quarterly Financial Report – Mr. Ryan Harvey
2. Discussion Regarding the Sewer Impact Fee for the Annexation Area – Mr. Boyd Davis
3. Discussion Regarding UDOT Agreements for the West Davis Highway – Mr. Boyd Davis
- 4.

General Session – 7:00 pm

1. Presentation By JustServe Designating West Point City as a “JustServe City”
2. Recognition of the 2025 Party at the Point Art Contest Winners – Mayor Vincent
3. Recognition of Tim Koster for Service as Marching Muskrats Band Director – Mayor VIncent
4. Swearing-In of the 2025-2026 West Point City Youth Council – Mayor Vincent
5. Consideration of Approval of Resolution NO. **, Approving a Contract with Gardner Engineering for the Design of the 4000 W Storm Drain Line – Mr. Boyd Davis
6. Consideration of Resolution No. **, Approving a Funding Agreement with Davis County for the Storm Drain Infrastructure Study – Mr. Boyd Davis
7. Consideration of Approval of Ordinance No. **, Amending WPCC Section ** Regarding Landscaping Requirements – Mrs. Bryn MacDonald
 - a. **Public Hearing**
 - b. Action
8. Consideration of Approval of Resolution No. **, Approving a Development Agreement for 13.14 Acres of Property Located at 3900 W 300 N – Mrs. Bryn MacDonald
 - a. **Public Hearing**
 - b. Action
9. Consideration of Approval of Ordinance No. **, Rezoning Property Located at 3900 W 300 N from R-2 to R-4 – Mrs. Bryn MacDonald
 - a. **Public Hearing**
 - b. Action

Date: 08/26/2025 Special Meeting

General Session

1. Consideration of Approval of the 2025 Primary Election Canvass by the Board of Canvassers

Date: 09/02/2025

Administrative Session – 6:00 pm

2. Discussion Regarding **

General Session – 7:00 pm

1. Davis County Sheriff's Office Update
2. Youth Council Update

Date: 09/16/2025

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Consideration of Approval of **

Date: 10/07/2025

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Youth Council Update
2. Consideration of Approval of **

Date: 10/21/2025

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Consideration of Approval of **

Date: 11/04/2025

CANCELLED (Election Day)



WEST POINT CITY

2025 CALENDAR

2025

IMPORTANT DATES

JANUARY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
| | | | 1 | 2 | 3 | 4 |
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| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

JULY

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FEBRUARY

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AUGUST

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| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| | | | | | | 31 |

MARCH

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| 30 | 31 | | | | | |

SEPTEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 28 | 29 | 30 | | | | |

APRIL

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| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | | | |

OCTOBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

MAY

| SUN | MON | TUE | WED | THU | FRI | SAT |
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NOVEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
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JUNE

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 29 | 30 | | | | | |

DECEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | 1 | 2 | 3 |

JANUARY

| | |
|-------|---|
| 1 | New Year's Observed-CLOSED |
| 7 | City Council - 6 PM |
| 9 | Planning Commission - 6 PM |
| 14 | Senior Lunch - 11:30 AM |
| 20 | MLK Jr. Day - CLOSED |
| 23 | Planning Commission - 6 PM |
| 24-25 | City Council Planning & Visioning Session |
| 28 | Council/Staff Lunch - 11:30 AM |

JULY

| | |
|-------|------------------------------------|
| 1 | City Council - 6 PM |
| 3 & 4 | PARTY AT THE POINT EVENTS |
| 10 | Planning Commission - 6 PM |
| 11 | MOVIE IN THE PARK - DUSK |
| 15 | Senior Lunch -11:30 AM (Loy Blake) |
| 15 | City Council - 6 PM |
| 24 | Pioneer Day Holiday - CLOSED |

FEBRUARY

| | |
|----|----------------------------|
| 4 | City Council - 6 PM |
| 11 | Senior Lunch - 11:30 AM |
| 13 | Planning Commission - 6 PM |
| 17 | President's Day - CLOSED |
| 18 | City Council - 6 PM |
| 27 | Planning Commission - 6 PM |

AUGUST

| | |
|----|------------------------------------|
| 5 | City Council - 6 PM |
| 8 | Summer Social - 6:30 PM |
| 12 | Senior Lunch -11:30 AM (Loy Blake) |
| 14 | Planning Commission - 6 PM |
| 15 | MOVIE IN THE PARK - DUSK |
| 19 | City Council - 6 PM |
| 28 | Planning Commission - 6 PM |

MARCH

| | |
|----|----------------------------|
| 1 | CEMETERY CLEANING |
| 6 | City Council - 6 PM |
| 8 | Planning Commission - 6 PM |
| 13 | Senior Lunch - 11:30 AM |
| 20 | City Council - 6 PM |
| 22 | Planning Commission - 6 PM |
| 26 | Memorial Day - CLOSED |

NOVEMBER

| | |
|-------|----------------------------|
| 4 | GENERAL ELECTION DAY |
| 11 | Veterans Day - CLOSED |
| 18 | Senior Lunch - 11:30 AM |
| 13 | Planning Commission - 6 PM |
| 18 | City Council - 6 PM |
| 27-28 | Thanksgiving - CLOSED |

JUNE

| | |
|----|------------------------------------|
| 3 | City Council - 6 PM |
| 7 | MISS WEST POINT PAGEANT |
| 10 | Senior Lunch -11:30 AM (Loy Blake) |
| 12 | Planning Commission - 6 PM |
| 13 | MOVIE IN THE PARK - DUSK |
| 17 | City Council - 6 PM |
| 19 | JUNETEENTH - CLOSED |
| 26 | Planning Commission - 6 PM |

DECEMBER

| | |
|-------|----------------------------|
| 1 | CITY HALL LIGHTING - 6 PM |
| 2 | City Council - 6 PM |
| 5 | Christmas Party - 7 PM |
| 6 | CHILD REMEMBRANCE - 7 PM |
| 9 | Senior Lunch - 11:30 AM |
| 11 | Planning Commission - 6 PM |
| 16 | City Council - 6 PM |
| 19 | CEMETERY LUMINARY - 4 PM |
| 25/26 | Christmas Holiday - CLOSED |
| 1 | New Year's - CLOSED |

CITY COUNCIL STAFF REPORT

Subject: Infrastructure Studies – Annexation Area
Author: Boyd Davis
Department: Engineering
Meeting Date: August 5, 2025



Background

During discussions about recently annexed properties and potential developments in that area, it became clear that there are many unanswered questions about the existing infrastructure. The City Council has asked staff to carry out a study of the area to determine if the infrastructure is adequate for new development. Staff has been working with our consulting engineering firm to determine how the study should be done and what the cost would be to complete the study. Staff is ready to present two proposals to the City Council for your review and approval.

Analysis

The infrastructure study has been split into two separate studies; one for the storm drain system and one for the roads. The road study will be done by Gardner Engineering and the storm drain study will be done by Bowen Collins & Associates (BCA). Both engineering firms have done work for the city and we are very familiar with them.

The purpose of each study is as follows:

1. Assess the existing infrastructure
2. Determine any deficiencies
3. Prepare a masterplan/capital facilities plan for future infrastructure
4. Determine the impact fee for future development

Because there are two current rezone applications that are waiting for these studies to be completed, we have asked the consultants to expedite the portion of the study that pertains to those them. The hope is to have an answer for the developments earlier in the process rather than waiting for the entire study to be complete.

The cost of the two studies are as follows:

- Road Master Plan - \$56,000
- Storm Drain Master Plan - \$151,000

The reason that the storm drain plan is so much higher is that it includes a significant amount of cost to assess the current system. They intend to locate all existing pipes and inspect them in the field. Then they plan to video inspect the pipes to further assess the current condition and capacity of each pipe. This will be a significant effort that will take a large amount of time to complete.

Fortunately, the city will not have to cover the full cost because it will be split with Davis County. Most of the study area is in unincorporated Davis County and they have agreed to pay half of the cost of the studies. They are also participating in the study by providing any information they have on existing roads and storm drains.

Recommendation

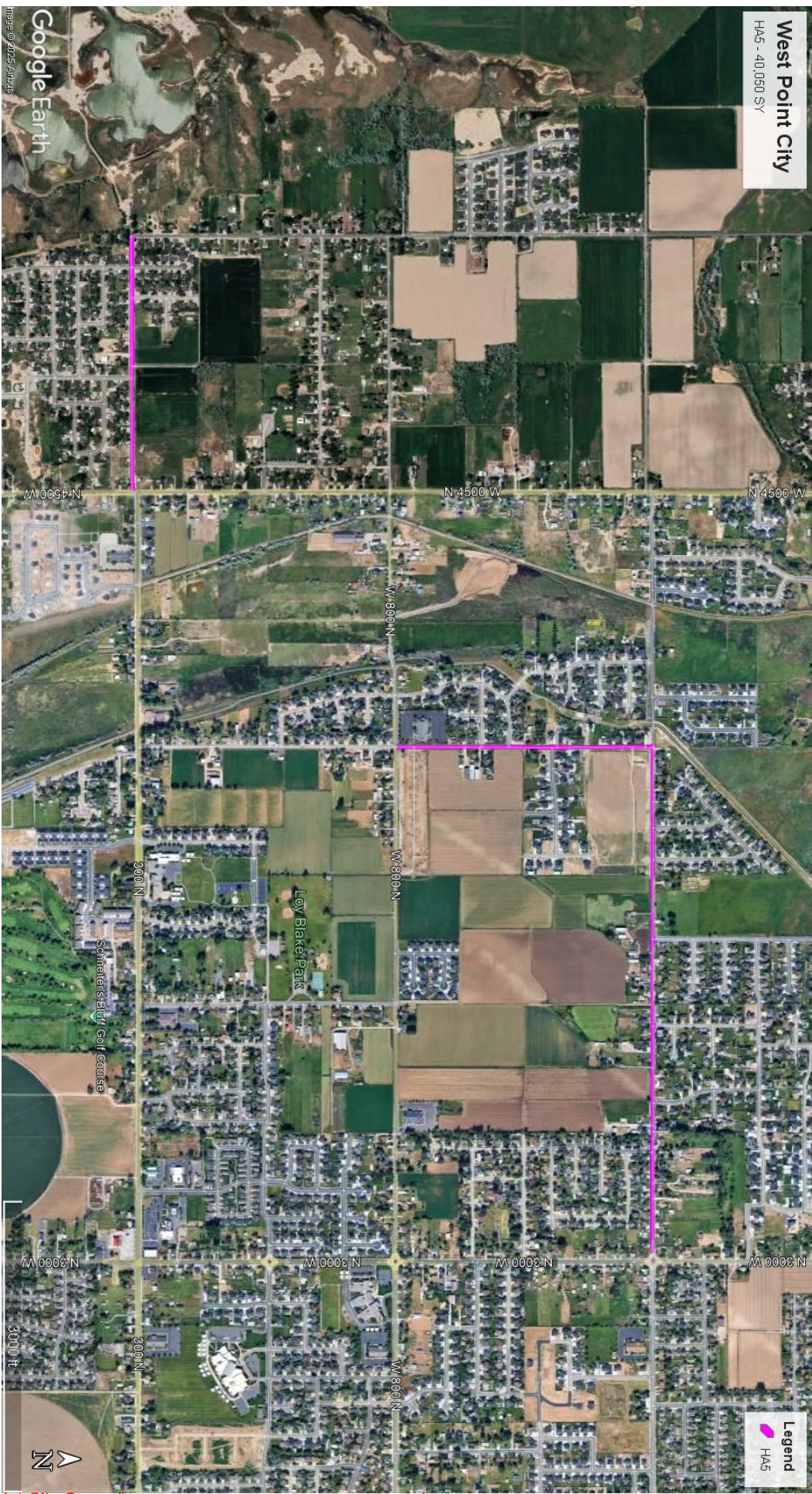
Staff recommends approval of a contract with Gardner Engineering for \$56,000 and a Contract with Bowen Collins & Associates for \$151,000

Significant Impacts

None.

Attachments

Contracts



West Point Annexation Area Transportation Study #8

Project Summary:

Prepare a transportation master plan and impact fee facility plan for the annexation area. An existing road assessment will be completed to evaluate road safety and road conditions.

| | | |
|-----------|--|-----------------|
| 01 | <u>Transportation Mater Plan and Impact Fee Facilities Plan</u> | \$41,000 |
|-----------|--|-----------------|

GE will sub consult this task to complete the following: Data Collection, Ex Condition Analysis, Future Condition Analysis, Connectivity, Project Phasing and Cost Estimating, IFFP, Project coordination meetings. Methods has included an approximate 5 month schedule for this task.

| | | |
|-----------|---|-----------------|
| 02 | <u>Existing Road Way Safety and Condition Assessment</u> | \$15,000 |
|-----------|---|-----------------|

GE will complete an assessment of the existing roads within the annexation area. The assessment will include an evaluation to identify the safety issues and prepare an asphalt condition assessment. The condition assessment will be completed in the format used by the City to evaluate the roads within the current City boundary.

| | | |
|-------------------------|------------------------|-----------------|
| <u>TOTAL FEE</u> | <i>(Not to exceed)</i> | \$56,000 |
|-------------------------|------------------------|-----------------|

We appreciate the opportunity to submit this proposal and hope our scope of services meets your anticipated needs for this project. Please do not hesitate to call us if you have questions or would like further clarification on any of these items.

Ryan Christensen, PE | Gardner Engineering
Principal Engineer



5150 SOUTH 375 EAST, WASHINGTON TERRACE, 84405
OFFICE: 801.476.0202 | FAX: 801.476.0099

Acceptance and Approval

"Client"

Client Name:

By: _____

Title: _____

Date: _____

Client Phone: _____

Client
Address: _____

"Consultant"

TGE Inc, d/b/a Gardner Engineering

By: _____

Title: Principal Engineer _____

Date: _____



5150 SOUTH 375 EAST, WASHINGTON TERRACE, 84405
OFFICE: 801.476.0202 | FAX: 801.476.0099

1. AUTHORIZATION TO PROCEED

Execution of this Agreement by the CLIENT and CONSULTANT will serve as written authorization for the CONSULTANT to proceed with the under this Agreement. The CLIENT guarantees full and free access for the CONSULTANT to enter upon all property required for the performance of the CONSULTANT 'S services under this Agreement.

2. PAYMENT OF FEES

All fees are due to CONSULTANT upon delivery of requested services, unless prior negotiations have occurred, and agreed upon by both client and CONSULTANT.

3. OWNERSHIP OF DOCUMENTS

All documents, including without limitation drawings and specifications, prepared by the CONSULTANT under this Agreement as instruments of professional service are the intellectual and personal property of the CONSULTANT. They are not intended or represented to be suitable for reuse by the CLIENT or others on this project or other projects. Any reuse without the written authorization of the CONSULTANT for the specific purpose intended will be at the CLIENT'S sole risk. The CLIENT shall indemnify, defend, and hold the CONSULTANT harmless for any such unauthorized reuse.

4. PERFORMANCE OF SERVICES

The CONSULTANT shall render its services under this Agreement in accordance with generally accepted professional practices and makes no other warranty either express or implied. The CLIENT shall provide prompt written notice to the CONSULTANT if the CLIENT becomes aware of any fault or defect in the CONSULTANT'S services, including any errors, omissions or inconsistencies in the documents.

5. CLIENT SUPPLIED INFORMATION

The CLIENT shall furnish to the CONSULTANT all information it possesses for the project that is related to CONSULTANT 'S services. The CONSULTANT may use such information in performing its services and shall be entitled to rely on the accuracy and completeness thereof. The CONSULTANT will notify the CLIENT if it finds that the information is inaccurate. The CLIENT will then be responsible for the expense to obtain accurate information and expenses caused by the use of the inaccurate information.

6. PROJECT SCHEDULE

The CLIENT is solely responsible for obtaining and paying for all permits and approvals for the project. The CONSULTANT shall not be held accountable for delays due to factors that are beyond the control of the CONSULTANT. The CLIENT shall solely bear any costs it incurs for such delays.

7. TERMINATION

This Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. If this Agreement is terminated by either party, the CONSULTANT will be paid promptly for services rendered and reimbursable expenses incurred through the date of such termination.

8. HAZARDOUS MATERIALS AND UNFORESEEN CONDITIONS

The CONSULTANT assumes no risk and shall have no responsibility for non-disclosed or unforeseen conditions or the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form.

9. NATURE OF THE AGREEMENT

This agreement is between CLIENT and CONSULTANT. Nothing contained herein shall create a contractual relationship with or a cause of action in favor of a third party against the CLIENT or the CONSULTANT. Neither party shall assign this Agreement without the express written consent of the other. This Agreement and its attachments represent the entire integrated agreement between the CLIENT and CONSULTANT and supersede all prior negotiations, representations, or agreements, either written or oral. This Agreement shall only be amended by a writing signed by the CLIENT and the CONSULTANT.

10. DISPUTE RESOLUTION

The CLIENT and the CONSULTANT shall in good faith mediate any dispute arising between them, and each agree to pay one half of the costs of the mediation. All claims not resolved by mediation may, at the CONSULTANT'S option, be resolved by arbitration in accordance with the Revised Utah Uniform Arbitration Act in lieu of litigation and judgment on the award may be entered in any court having jurisdiction thereof.

11. LIMITATION OF LIABILITY

The CLIENT agrees that the aggregate limit of CONSULTANT 'S liability, including without limitation attorney fees and costs, for any action based on this Agreement, negligent acts, errors, or omissions relating to or arising out of the project, or any other theory of liability is \$10,000. Under no circumstances shall the CONSULTANT be liable to the CLIENT for consequential damages.

12. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Utah, without regard to its choice of law provisions.

CLIENT Acceptance Of Terms And Conditions

Initials: _____



STORMWATER MASTER PLAN SCOPE OF WORK

Project Understanding

West Point City is retaining services of an engineering team to conduct a Stormwater Master Plan of a large area of land within and adjacent to the City's northern boundary. The study area includes approximately 1,400 acres of land located north of the Howard Slough and west of 4500 W (within Davis County) extending to the Great Salt Lake floodplain. As part of this master plan, the City has requested mapping and condition assessment services of the existing stormwater facilities in order to accurately access the existing stormwater capacities within this area. Development plans within this area are necessitating this study.

Scope of Work for Stormwater Master Plan

Task Description

Task 1: Survey Mapping and Condition Assessment

- 1-1 Collect County Stormwater Survey Mapping
- 1-2 Condition Assessment for Existing Drainage/Maintenance Problem Areas
- 1-3 Prepare Technical Memorandum on Condition Assessment

Task 2: Stormwater Master Plan

- 2-1 Kickoff and Coordination Meetings
- 2-2 Collect/Review Existing Data and Information
- 2-3 Imminent Development Impact Technical Memorandum
- 2-4 Develop Existing Conditions Hydrologic & Hydraulic Model
- 2-5 Develop Proposed Conditions Hydrologic & Hydraulic Model
- 2-6 Prepare Land Drain Recommendations
- 2-7 Develop Capital Improvement Plan (CIP)
- 2-8 Document Final Results (Master Plan)

Task 3: Stormwater IFFP and IFA

- 3-1 Prepare Stormwater Impact Fee Facilities Plan
- 3-2 Prepare Stormwater Impact Fee Analysis

The following sections detail the scope of work for each of these tasks.

Task 1: Survey Mapping and Condition Assessment

Task 1-1 – Collect County Stormwater Survey Mapping

Objective: To collect, review and organize data relating to the existing stormwater infrastructure within the study area.

Activities:

1. Coordinate with County to obtain existing stormwater infrastructure data which could include; GIS files, as-built drawings, and/or other mapping. To include one onsite meeting with County staffing to review known facility locations.
2. Coordinate with up to four (4) key landowners identified by the County and City to determine ownership and function of existing infrastructure.
3. Site visit to field-verify existing stormwater infrastructure.



4. Collect field survey of the existing County stormwater infrastructure. To include manhole rim elevations, pipe inverts and diameters and drainage ditch alignments.

Products:

1. GIS map of existing stormwater infrastructure within the study area
2. CAD survey file

Task 1-2 – Condition Assessment for Existing Drainage/Maintenance Problem Areas

Objective: To collect CCTV data on the stormwater facilities that the City will be taking over the maintenance and management. Provide the City with a condition assessment of the County stormwater infrastructure based on the collected CCTV data. This task assumes CCTV data will be collected on approximately 7,000 LF of stormwater piping.

Activities:

1. Coordinate and collect CCTV data of the stormwater infrastructure in the study area.
2. Perform a condition assessment of the existing stormwater infrastructure within the study area based on the review of the collected CCTV. Condition assessment will be limited to separating into low, medium, and high hazard facilities. NASSCO or other coding condition assessment systems will not be used as part of this study.
3. Prepare for and attend a meeting to review condition assessment results and recommendations.

Products:

1. Collected CCTV data of the stormwater infrastructure.
2. Table(s) and Figure(s) identifying the condition class for the surveyed stormwater infrastructure.

Task 1-3 – Prepare Technical Memorandum on Condition Assessment

Objective: To prepare a technical memorandum on the existing County stormwater facilities including the data collected during the survey on condition assessment.

Activities:

1. Prepare a Technical Memorandum summarizing the general condition of the existing stormwater facilities within the study area.

Products:

1. Technical Memorandum on Condition Assessment of existing stormwater infrastructure.

Task 2: Stormwater Master Plan

Task 2-1 – Kickoff and Coordination Meetings

Objective: BC&A will prepare for and attend up to four (4) coordination meetings throughout the project. Meetings will be used to exchange information, report on progress, address questions, review improvements and recommendations, etc. It is assumed that Ogden personnel will attend in person two (2) meetings and three (2) meetings remotely and any Salt Lake Area offices personnel will attend one (1) meeting in person and four (3) meetings remotely. In addition, BC&A will prepare for and attend one (1) City Council meetings to present the findings of the Master Plan.

Activities:

1. Prepare for and attend a project kickoff meeting to review the project objectives and schedule, develop project and data coordination procedures, and discuss questions regarding information provided by the City and the County.
2. Prepare for and attend a meeting to review model results.
3. Prepare for and attend a meeting to review the recommended Improvements.
4. Prepare for and attend a meeting to review the draft of the report.
5. Prepare for and attend up to one City Council meetings



Task 2-2 – Imminent Development Impact Technical Memorandum

Objective: BC&A will prepare a technical memorandum on impacts from the Parker and Ivory Meadows developments currently planned north of 2425 N and bordering Weber County boundary between 5000 W and 6000 W. As part of the technical memorandum, BC&A will evaluate the condition and existing capacity of the stormwater facilities downstream of the proposed developments to identify what, if any, new deficiencies will likely occur as a result of the increased discharge from the proposed developments. This technical memorandum will provide the City with a recommendation on facilities to be improved prior to the construction of the two identified developments.

Activities:

1. Identify stormwater facilities that will be impacted by the Parker and Ivory Meadows developments.
2. Evaluate the existing condition and capacity of the stormwater facilities downstream of the developments and identify recommendations to improve facilities. This will be done by developing a part of the model discussed in Task 2-4.
3. Evaluate the impacts of the new development on the downstream stormwater facilities and if additional or new improvements are required.
4. Document the findings and analysis in a Technical Memorandum for the City.

Products:

1. Figures and tables necessary to document the existing and proposed conditions.
2. A draft technical memorandum documenting the analysis, findings, and recommendations for the stormwater facilities impacted by the Parker and Ivory Meadows developments.
3. A final version of the technical memorandum addressing comments from the City on the draft.

Task 2-3 – Collect/Review Existing Data and Information

Objective: To collect, review, and organize the data needed to develop and calibrate a digital model of the West Point City stormwater system within the study area that will be used to simulate system operation under different storm events and frequency scenarios and identify system deficiencies and needed capital improvements.

Activities:

1. Review the following information that will be provided by West Point City:
 - 2021 Stormwater Management Program
 - Precipitation IDF data for West Point City
 - Boundaries of future annexations areas and potential service areas
 - Existing stormwater system maps and attributes in GIS format that include pipe location, age, material, locations of existing sumps both public and private.
 - Digital files containing aerial mapping and topographic data of the stormwater system service area.
 - Stormwater system design standards.
2. Review the following information that will be provided by Davis County and Others:
 - Approximate Locations of Stormwater Facilities
3. Obtain any state or federal requirements or guidelines from their respective sources including: receiving water requirements, 303(d) listings and TMDL's, floodplains, groundwater protections.
4. Identify any data gaps and develop recommendations regarding how best to procure information essential to completion of project tasks.



Task 2-4 – Develop Existing Conditions Hydrologic and Hydraulic Model

Objective: Develop computer model of the existing West Point City stormwater system used to simulate system operations utilizing the Autodesk Storm and Sanitary Software package (ASSA).

Activities:

1. Use data obtained from completing Tasks 1 and 2-2 to develop an operating computer model of the West Point City stormwater system. We have assumed that a model that performs both hydrologic and hydraulic analyses will be used. Stormwater trunk lines (18-inch or greater) will be modeled using software compatible with GIS. It is outside of the scope of this study to model the capacities of the Howard Slough and other natural drainages within the study area. BC&A will coordinate with the County regarding any existing information regarding these existing drainages.
2. Stormwater model will include the study area which is areas north of Howard Slough and west of 4500 W (within Davis County). We will subdivide the area into a total of 20 subbasins with a typical subbasin area of approximately 100 acres. Priority will be given to areas with imminent/known development plans.
3. Use information from City historical IDF data and/or NOAA records to establish and recommend design rain events utilized in the model.
4. Assume land drains flow at 50-percent of full capacity to account for groundwater.
5. Estimate a baseflow for the open ditches based on water surface elevations during survey.

Products:

1. An existing conditions computer model of the existing County stormwater facilities.

Task 2-5 – Develop Proposed Conditions Hydrologic and Hydraulic Model

Objective: Update the computer model developed in Task 2-3 to develop a proposed conditions model. As part of this task, we will use the computer model to analyze the amount of development that can discharge into the existing stormwater facilities before new deficiencies are identified.

Activities:

1. Develop a proposed conditions hydrology and hydraulic model used in the existing conditions as a base.
2. Analyze how much area can be developed under existing irrigation conditions before new deficiencies are developed.

Products:

1. A proposed conditions computer model of the existing County stormwater facilities.

Task 2-6 – Prepare Land Drain Recommendations

Objective: Using available estimates of average groundwater depth combined with hydrologic soil groups, we will develop a figure identifying land drainage recommendations according to the current City code and map.

Activities:

1. Obtain average groundwater depth and hydrologic soil groups data.
2. Compare the obtained data to the existing City Land Drainage Map to develop zoning criteria.
3. Develop a figure showing the land drainage zones within the study area.

Products:

1. A figure showing the land drainage map for the study area.
2. A write-up to be included with the stormwater master plan report documenting the process and results of the land drainage recommendations.



Task 2-7 –Develop Capital Improvement Program (CIP)

Objective: Identify portions of the existing West Point City stormwater system that do not meet recommended operating criteria under several different scenarios and develop a capital improvement program to resolve deficiencies.

Activities:

1. Use the computer model to simulate operating conditions of the existing stormwater system and existing development conditions under selected rain event durations and intensities. Review computer output from the existing-condition model simulations to determine if the existing facilities (including conveyance and detention facilities) meet recommended operating criteria. Recommended operating criteria will be based on City preferred criteria, established City ordinances, and consultant's recommendations based on experience with other stormwater systems. Identify facilities that do not meet the desired operating criteria.
2. Use the computer model to simulate operating conditions of the existing stormwater system for projected full build-out development conditions under selected rain event durations and intensities. Review computer output from the future-condition model simulations to determine if existing facilities (including conveyance and detention facilities) will meet recommended operating criteria for projected future development conditions. Recommended operating criteria will be based on City preferred criteria, established City ordinances, and consultant's recommendations based on experience with other stormwater systems. Pipe and inlet capacities are generally designed for 10-year storm events and detention basins are designed for 25- to 100-year storm events, depending on location. Identify facilities that will not meet the desired operating criteria.
3. Use the computer model to simulate improvements that will resolve the capacity problems identified in both the existing and future development conditions analyses.
4. From information derived from the model and consulting with staff, recommend future pipe locations and sizes, and detention basin locations and sizes, including a phasing plan. Prepare maps that are simple to explain and interpret.
5. Develop cost estimates for the recommended system improvements.
6. Develop recommended phasing plan.

Products:

1. A list of existing stormwater system deficiencies.
2. A list of projected stormwater system deficiencies associated with future development conditions.
3. A list of existing stormwater system facilities that will need to be improved to meet desired operating criteria for rain events, variables, and scenarios listed above.
4. A list of capital improvement projects with cost estimates that can be implemented to resolve the identified stormwater system deficiencies.
5. A phasing plan for installation of recommended capital improvement projects.

Task 2-8 – Document Final Results (Stormwater Master Plan)

Objective: Prepare a report summarizing the results of this study.

Activities:

1. Prepare a draft report that summarizes the results of the study and presents the recommended stormwater system capital improvements plan.
2. Meet with City personnel to review comments on draft report.
3. Incorporate City comments into the final report.

Products:

1. One electronic PDF copy of the draft stormwater system master plan report.
2. One paper copy of the final stormwater system master plan report.
3. One electronic PDF copy of the final stormwater system master plan report.
4. One copy of a technical appendix (if any) that contains pertinent technical data used in developing the master plan report.



The final Master Plan will include user-friendly figures, that incorporate both maps and tables, so that model results and capital improvements recommendations are easy to find and reference, without the need to refer to the computer model.

Task 3: Stormwater Impact Fee Facilities Plan and Impact Fee Analysis

Task 3-1 – Stormwater Impact Fee Facilities Plan

Objective: *To prepare an impact fee facilities plan in accordance with Section 11-36 of the Utah Code for the study area.*

Activities:

1. Review imminent or planned development with City developed in previous sewer master plans for this study area.
2. Identify which projects are needed within the allowable 10-year planning window from the CIP.
3. Document results of the IFFP evaluation in a report containing all elements required in Utah Code 11-36a.
4. Prepare for and attend one meeting with the City to review IFFP results.

Products:

1. One electronic PDF copy of the draft stormwater system IFFP.
2. One paper copy of the final stormwater system IFFP.
3. One electronic PDF copy of the final stormwater system IFFP.

Task 3-2 –Stormwater Impact Fee Analysis

Objective: *To prepare an impact fee analysis based on the impact fee facilities plan in accordance with Section 11-36 of the Utah Code for the study area.*

Activities:

1. Develop IFA for the study area based on the IFFP developed in Task 3-1.
2. Prepare for and attend up to two (2) City Council meetings (assumed that one of these meetings will include the public hearing required before adoption of the IFA).

Products:

1. One electronic PDF copy of the draft stormwater system IFA.
2. One paper copy of the final stormwater system IFA.
3. One electronic PDF copy of the final stormwater system IFA.

SCHEDULE

During the City's workshop discussion about schedule for these projects, a specific schedule was not identified. However, it is understood that Task 2-2 is a high priority and will be prioritized to assist with the City's evaluation of the Parker and Ivy Meadows developments. Based on the magnitude of this type of project it is anticipated that this project would take approximately 6 to 9 months to complete. As part of the kickoff meeting with the City, we would identify City milestones and city council meetings as targets for deliverables.

Exhibit B - Stormwater Master Plan and Condition Assessment

West Point City

Engineering Fee Estimate

LAST UPDATED: July 2025

| | | | | | | | | | Subtotal Hours | Subtotal Labor | Subtotal Expenses | Total Cost |
|----------|--|------------|----------|------------|-----------------|---------------|------------------|------------|----------------|----------------------|---------------------|----------------------|
| | Labor Category | Editor | Office | Engineer I | Engineer III PE | Engineer V PM | Engineer VII PIC | Engineer X | | | | |
| | Staff | G. Johnson | J. Snow | B. Butters | T. Jorgensen | T. Seamons | C. Nelson | K. Larson | | | | |
| | Labor Rate | \$86 | \$104 | \$138 | \$160 | \$179 | \$201 | \$240 | | | | |
| Task No. | Task Description | | | | | | | | | | | |
| 1 | Survey Mapping and Condition Assessment | | | | | | | | | | | |
| 1-1 | Collect County Stormwater Survey Mapping | | | 30 | 4 | 30 | | | 64 | \$ 10,150.00 | \$ 16,590 | \$ 26,740.00 |
| 1-2 | Condition Assessment for Existing Drainage/Maintenance Problem Areas | 2 | | 24 | 8 | 10 | | | 44 | \$ 6,554.00 | \$ 33,000 | \$ 39,554.00 |
| 1-3 | Prepare Technical Memorandum on Condition Assessment | | 1 | 20 | 8 | 8 | 2 | | 39 | \$ 5,978.00 | \$ 0 | \$ 5,978.00 |
| | Task 1 Sub-Total | 2 | 1 | 74 | 20 | 48 | 2 | 0 | 147 | \$22,682 | \$49,590 | \$ 72,272.00 |
| 2 | Stormwater Master Plan | | | | | | | | | | | |
| 2-1 | Kickoff and Coordination Meetings | | 1 | | 20 | 20 | 10 | 5 | 56 | \$ 10,094.00 | \$ 338 | \$ 10,432.00 |
| 2-2 | Imminent Development Impact Technical Memorandum | | | 4 | 10 | 4 | 2 | | 20 | \$ 3,270.00 | \$ 0 | \$ 3,270.00 |
| 2-3 | Collect/Review Existing Data and Information | | | 12 | 8 | 4 | | | 24 | \$ 3,652.00 | \$ 0 | \$ 3,652.00 |
| 2-4 | Develop Existing Conditions Hydrologic & Hydraulic Model | | | 40 | 12 | 4 | 2 | | 58 | \$ 8,558.00 | \$ 0 | \$ 8,558.00 |
| 2-5 | Develop Proposed Conditions Hydrologic & Hydraulic Model | | | 30 | 8 | 4 | 2 | | 44 | \$ 6,538.00 | \$ 0 | \$ 6,538.00 |
| 2-6 | Prepare Land Drain Recommendations | | | 30 | 8 | 4 | | | 42 | \$ 6,136.00 | \$ 0 | \$ 6,136.00 |
| 2-7 | Develop Capital Improvement Plan (CIP) | | 1 | 20 | 8 | 4 | 2 | | 35 | \$ 5,262.00 | \$ 0 | \$ 5,262.00 |
| 2-8 | Document Final Results (Stormwater Master Plan) | 3 | | 48 | 30 | 12 | 4 | | 97 | \$ 14,634.00 | \$ 0 | \$ 14,634.00 |
| | Task 2 Sub-Total | 3 | 2 | 184 | 104 | 56 | 22 | 5 | 376 | \$58,144 | \$338 | \$ 58,482.00 |
| 3 | Stormwater IFFP and IFA | | | | | | | | | | | |
| 3-1 | Prepare Stormwater Impact Fee Facilities Plan | | | 24 | 30 | 4 | | 5 | 63 | \$ 10,028.00 | \$ 0 | \$ 10,028.00 |
| 3-2 | Prepare Stormwater Impact Fee Analysis | 1 | 1 | 24 | 30 | 4 | | 5 | 65 | \$ 10,218.00 | \$ 0 | \$ 10,218.00 |
| | Task 3 Sub-Total | 1 | 1 | 48 | 60 | 8 | 0 | 10 | 128 | \$20,246 | \$0 | \$ 20,246.00 |
| | Total Hours | 6 | 4 | 306 | 184 | 112 | 24 | 15 | 651 | | | |
| | Total Cost | | | | | | | | | \$ 101,072.00 | \$ 49,928.00 | \$ 151,000.00 |

Expenses include:

Mileage reimbursement at \$0.75/mile

10% Markup on other project related expenses

See scope of work for budgetary assumptions

CITY COUNCIL STAFF REPORT

Subject: Landscaping Text Amendments
Author: Bryn MacDonald
Department: Community Development
Date: August 5, 2025



Background

Weber Basin Water Conservancy District has asked cities to update their landscaping codes to support greater water efficiency. In response, the City Council, with input and recommendation from the Planning Commission, previously adopted changes that included eliminating grass in park strips. More recently, Weber Basin has requested additional updates to align with the requirements of their rebate programs, including the “Landscape Lawn Exchange” and “Flip Your Strip.” If adopted, these changes would make West Point residents eligible to participate in those programs.

On December 3 and 17, 2024, the City Council reviewed Weber Basin Water Conservancy District's requirements for landscaping code updates and directed the Planning Commission to develop draft changes and provide a recommendation. The Planning Commission discussed the matter on February 27 and April 10, 2025, with input from Jon Parry of Weber Basin. The Planning Commission discussed the item further on April 24th and May 8th, 2025. A public hearing was held on May 22, 2025.

Jon Parry from Weber Basin attend City Council on July 15, 2025, and presented information regarding water usage and conservation.

Process

Amendments to Title 17 Land Use and Development Code are legislative actions. In legislative matters, the Planning Commission and City Council have broad discretion, provided it can be demonstrated that their action will promote or protect the overall welfare of the community. Any amendments to the code require a public hearing and recommendation from the Planning Commission, before a final decision is adopted by the City Council. The Council must now hold a public hearing and can approve, deny, or modify the request.

Analysis

The code currently requires all single-family homes to be landscaped. Property owners can install 100 percent lawn in their yards, or they can do a combination of lawn and xeriscape. In order for residents to qualify for incentives, Weber Basin lists the following minimum requirements that must be adopted into landscape ordinances by municipalities:

- Areas within the public right of way between the curb and gutter and the sidewalk (park strips) shall not be landscaped with lawn.
- Lawn areas will not be allowed in park strips or areas that are less than 8 ft wide at its narrowest point.
- Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.

- New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.

Currently, West Point City Code states that if a property owner wants to do more than 30 percent xeriscape/rock, they must submit an application to staff for review and approval. The code would be changed to state that lawn areas cannot exceed 35% of the front and side yard. There are already requirements for providing a certain amount of living material (plants, shrubs, and trees), and those would remain the same.

The City has already adopted the code not allowing grass in park strips or areas less than 8 feet wide, so no changes would need to be made to accommodate those requirements.

Recommendation

This item is on for discussion only. No action is required at this time. The Planning Commission recommended approval of the changes to the landscaping ordinance.

Attachments

Draft 17.70.040 Residential Landscaping Requirements Code

17.70.040 Residential landscaping requirements.

Landscaping on residential lots shall comply with the following standards:

- A. Landscaping shall be installed in front yards on the entire width of the lot including park strips but excluding the driveway. On corner lots, landscaping shall be installed in all areas between the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.
- B. No new turfgrass shall be planted in park strips or areas with a width of eight feet or less. Park strips shall be landscaped with trees, shrubs, pavers, rock, mulch, or another ground cover. Concrete may be used as long as it is constructed in a way that distinguishes it from the adjacent sidewalk such as stamping with a brick, stone or finishing it with other decorative patterns. All exposed utilities (such as meter boxes and valves) located in the park strip shall have a minimum clearance of one foot from all concrete.
- C. Landscaping shall include a combination of lawn, shrubs, ground cover, or trees. Ground cover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Ground cover may also include mineral or nonliving organic permeable material. Mineral ground cover may include such materials as rocks, boulders, gravel, or brick over sand.
- D. ~~Residential dwelling lots shall have no more than 30 percent of “mulch” meaning material such as natural crushed rock, bark, wood chips, or other materials left loose and applied to the soil (excluding driveways).~~ The following materials shall be prohibited in the landscaped area: crushed asphalt, recycled concrete, slag, and road base.
- E. On lots over one-half acre in size, landscaping shall only be required on 100 feet of street frontage to the depth of the front yard setback.
- F. Said landscaping shall be completed within one year from the date the certificate of occupancy was issued for the residence or within one year of removal of landscaping.
- G. ~~Turfgrass for new yards is limited to a maximum of 35 percent of the total square footage of the front and side yards. If more than 30 percent of “mulch” (as defined in subsection (D) of this section) is desired (excluding driveways), an application, including a professional landscape plan, must be submitted for review by the community development director. Landscapes completely devoid of planned live vegetation are prohibited. The landscaping plan must include the following minimum requirements:~~

1. A combination of at least two different types of “mulch” materials must be used such as artificial turf, rock of different sizes and colors, or wood chips.
2. *Live Vegetation.* The following standards for live vegetation shall be considered the minimum requirement:
 - a. One shrub (this includes ornamental grasses, perennial flowers, and other plants with a minimum of 12 inches in height or spread) shall be installed or used for every 100 square feet of the landscaped area; and one tree for every 1,000 square feet of the landscaped area; or
 - b. One shrub (this includes ornamental grasses, perennial flowers, and other plants with a minimum of 12 inches in height or spread) shall be installed for every 50 square feet of the landscaped area;
3. *Trees.* Trees that are used in the calculation for live vegetation shall meet the following minimum size requirement:
 - a. Deciduous: two-inch caliper;
 - b. Ornamental and flowering: one-and-one-half-inch caliper;
 - c. Evergreen: six feet tall.

H. New landscape areas less than eight feet wide shall use drip irrigation on its own irrigation zone and no overhead spray irrigation shall be allowed.

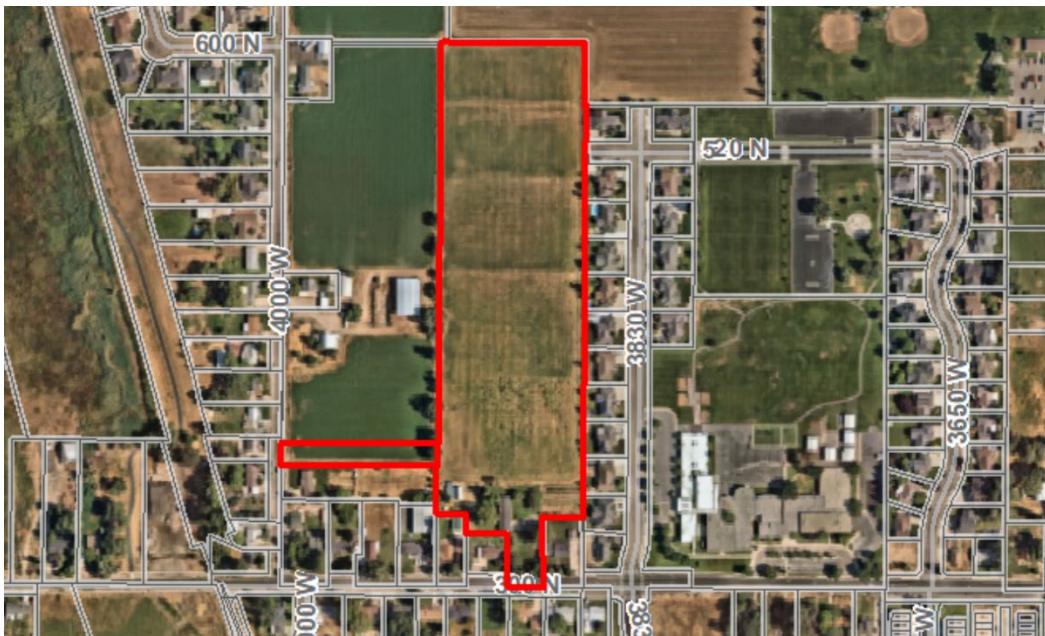
CITY COUNCIL STAFF REPORT

Subject: Rezone Request - 3900 W 300 N (Leavitt)
Author: Bryn MacDonald
Department: Community Development
Date: August 5, 2025



Background

Matt Leavitt has applied to rezone 13.14 acres of land located at approximately 3900 West 300 North from R-2 residential (up to 2.7 units/acre) to R-4 medium density residential (up to 6 units/acre). During the update of the General Plan, the applicant petitioned the City Council to identify this property as R-4 residential. The City Council supported this request and designated the property as future R-4 residential on the General Plan Map. Following the adoption of the General Plan in December 2024, the applicant has applied to rezone the property to the R-4 zone. They are also asking for a development agreement.



The Planning Commission discussed this proposal during their meetings on March 27, April 10, and May 22, 2025. A public hearing was held on June 12, 2025 in accordance with West Point City Code.

Process

Rezoning requests are legislative decisions, granting the Planning Commission and City Council discretion to determine if a zoning change serves the community's overall welfare. Rezoning must support the goals of the City's General Plan. This plan outlines the long-term vision for development in West Point and serves as the standard for evaluating proposed zoning changes. Utah State code mandates public hearings on zoning changes, ensuring transparency and public participation. A public hearing must be held by the Planning Commission before the City Council's final decision, and the Planning Commission is required to provide a recommendation. This recommendation may include approval, denial, or tabling for further discussion.

The Planning Commission held a public hearing in June 12, 2025. The PC heard comments from 16 individuals during the hearing. Some of the concerns raised include:

- **Increased Traffic Concerns:** Residents worried about potential traffic overcrowding on 300 North and increased traffic within the West View Park Subdivision (3650 West & 3830 West) due to the development.
- **Number of Dwellings:** The increased number of homes seemed dramatically different compared to surrounding developments.
- **Loss of Agricultural Character:** Residents were concerned that smaller lot sizes would disrupt the area's agricultural feel.

During the meeting on June 26, 2025, the Planning Commission recommended denial of the rezone due to potential negative impacts. They stated they don't believe the proposal fits in with the surrounding community. They believe the development could be achieved with an R-2 or R-3 PRUD, instead of the R-4 zone.

Analysis

The City's Zoning Map shows the current legal uses for each property, indicating what can be built today. The General Plan Map, on the other hand, outlines the City's long-term vision for land use, showing potential future development if zoning changes align with the plan. The property is currently zoned R-2. The general plan designates the property as R-4.

| Current Zoning | General Plan |
|--|---|
|  R-2 Residential |  R-4 Residential |

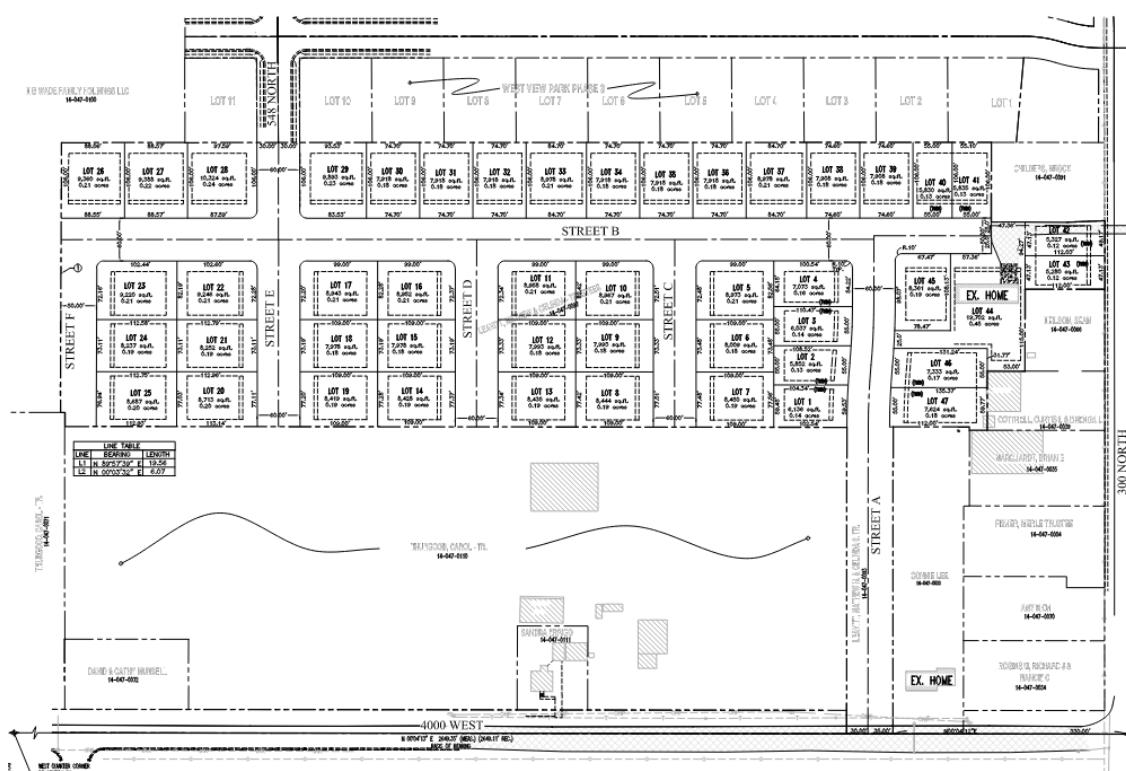
West Point City Code 17.60.105 defines the R-4 zone as medium-density single-family neighborhoods (max 6 units/acre) intended for attainable housing. This zone allows for a max of 20 percent twin homes. The applicant's request for R-4 is consistent with the recommendations shown on the General Plan Map for this property; however, the requested density is lower than the minimum allowed in the zone. The table below compares the proposal to these standards.

R-4 Zone (13.14 acres)

| Standard | Required | Proposed |
|---|--------------------|---------------------|
| Minimum Density | 3.7 units/acre | 3.6 units/acre |
| Minimum #Lots | 49 | 47 |
| Maximum Density | Up to 6 units/acre | 3.6 units/acre |
| Minimum Lot size | 5,000 sq/ft | 5,280 sq/ft |
| Conceptual Plan | Yes | Provided |
| Landscape Plan – That includes One 2-inch caliper tree per dwelling | Yes | Not provided |
| Draft CC&R with owner-occupancy requirements | Yes | Yes |
| Elevations | Yes | Provided; See below |
| Perimeter fence | Yes | Not Shown |
| Any required detention areas shall be landscaped | Yes | Unknown |
| Twin Homes max | 20% (9 units) | 21% (10 units) |

WEST VIEW PARK NO. 4

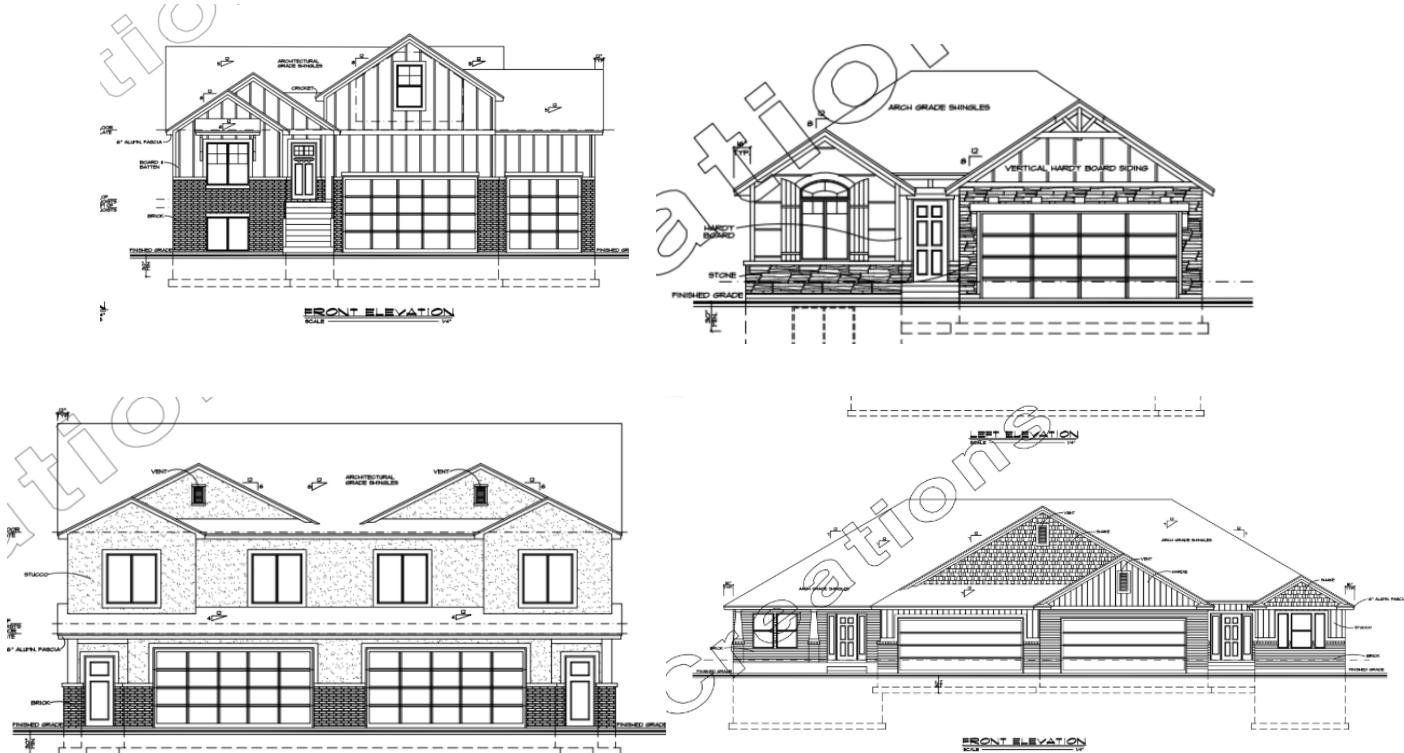
APPROX: 3900 WEST 300 NORTH
WEST POINT, UTAH, DAVIS COUNTY



During the meeting on June 12, 2025, the Commission discussed the number of twin homes permitted in the R-4 zone, as highlighted in the table. The Commission requested that the number of twin homes be reduced to 8 units (17%). This reduction would not decrease the total number of dwellings for the development; it would only convert one of the twin home units into single-family dwellings. After the meeting, the applicant informed staff that he would prefer to proceed with the 10 twin home units (21%) shown on the original plan.

Development Agreement: The proposed density of 3.6 units/acre is below the R-4 zone's minimum requirement of 3.7 units/acre. To address this discrepancy and grant an exception to the code, the applicant will need to enter into a development agreement with the city. This agreement would allow the lower density of 3.6 units/acre. The agreement also ensures that all other aspects of the development remain consistent with the City's planning objectives and the intent of the R-4 zone. The Planning Commission recommended denial of the development agreement.

Applicants Proposed Elevations

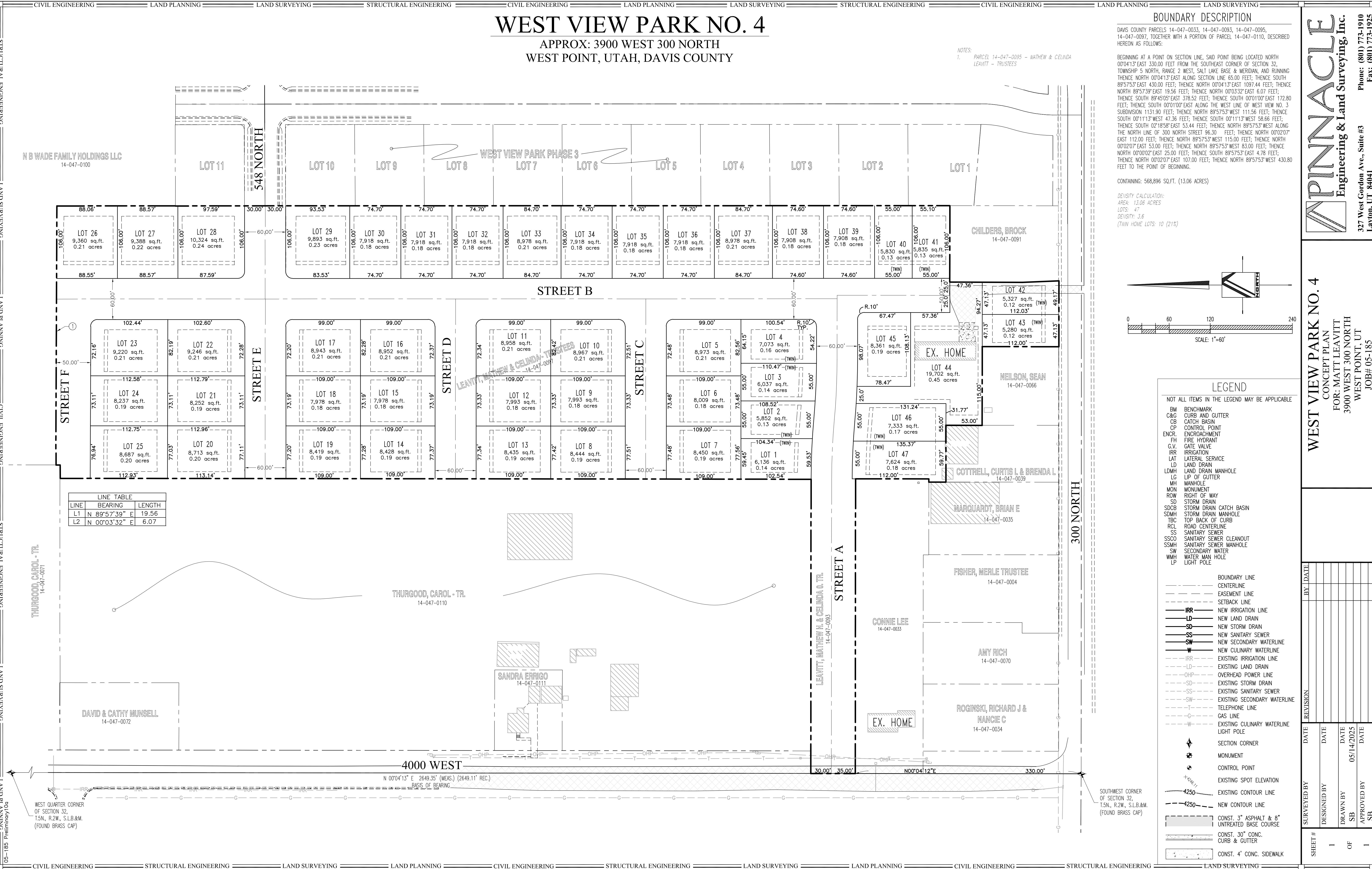


Recommendation

The proposed R-4 request matches the zoning designation on the General Plan map. The development agreement would allow a density of 3.6 instead of 3.7. The Planning Commission recommended denial of the rezone and the development agreement. Since this is a legislative matter, it is essential for the City Council to determine whether the request will support the vision of the general plan (map and documents) and ensure the overall welfare of the community.

Attachments

Site Plan



CITY COUNCIL STAFF REPORT

Subject: General Plan Land Use Plan Amendment
Author: Bryn MacDonald
Department: Community Development
Date: August 5, 2025



Background

The City adopted a new General Plan in December 2024. In response to increasing development interest in the northwest annexation area, the City Council asked the Planning Commission to examine the land use map, including potential future annexations. This review includes considering the introduction of a new A-20 agricultural zone allowing for half-acre lots.

Process

The changes to the General Plan are a legislative decision. In such matters, both the Planning Commission and City Council have considerable discretion, as long as they can show that their actions will enhance or safeguard the community's overall well-being. Updating the General Plan requires a public hearing and a recommendation from the Planning Commission before the City Council can make a final decision.

The Commission discussed this item on April 24th and May 8th. The Planning Commission held a public hearing on May 22, 2025, and recommended approval of an amended general plan land use map.

Analysis

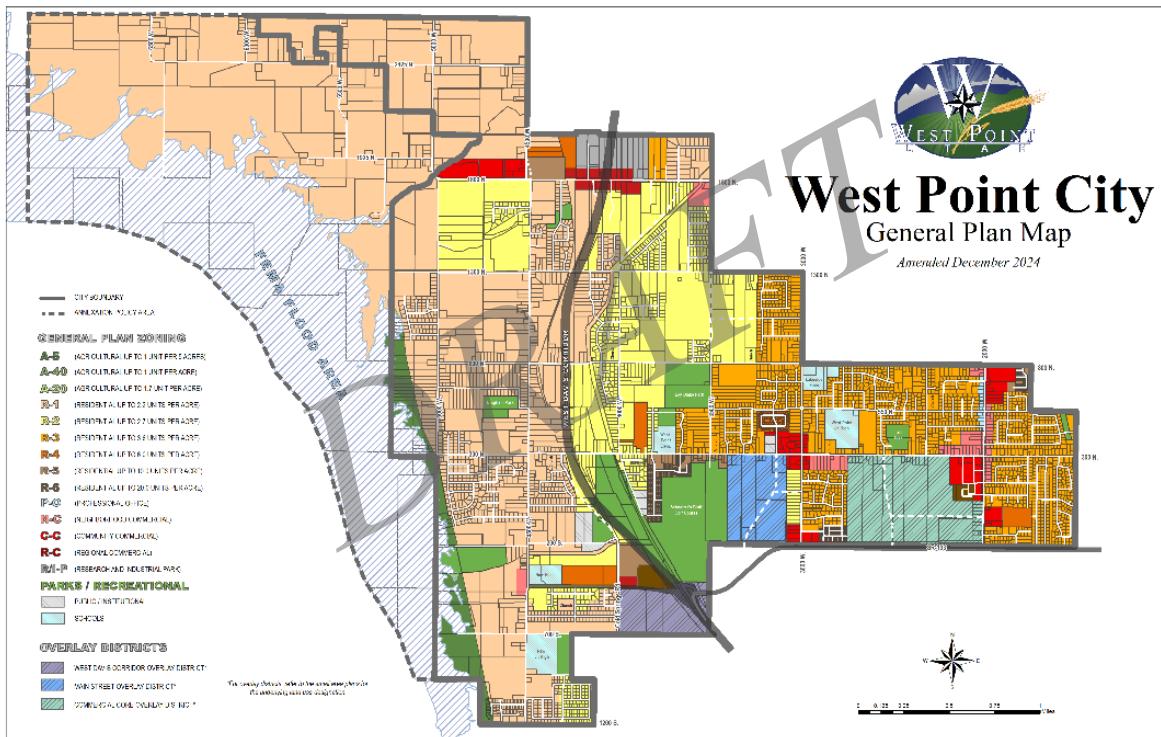
The proposed amendments to the General Plan Land Use Map for the northwest area include the following:

- **Extension of A-40 Zoning:** The proposal includes expanding the A-40 (1 acre) residential zoning to cover areas next to the FEMA flood zone. This recommendation is based on the understanding that larger lot sizes are usually more appropriate close to sensitive lands, potentially reducing overall density.
- **Introduction of A-20 Zoning (Agricultural, Half-Acre Lots):** The new A-20 agricultural residential zone establishes a minimum lot size of one-half acre (20,000 square feet). The areas proposed for this new A-20 zoning are expected to be served by the future sewer lift station, which is currently in the process of being built.

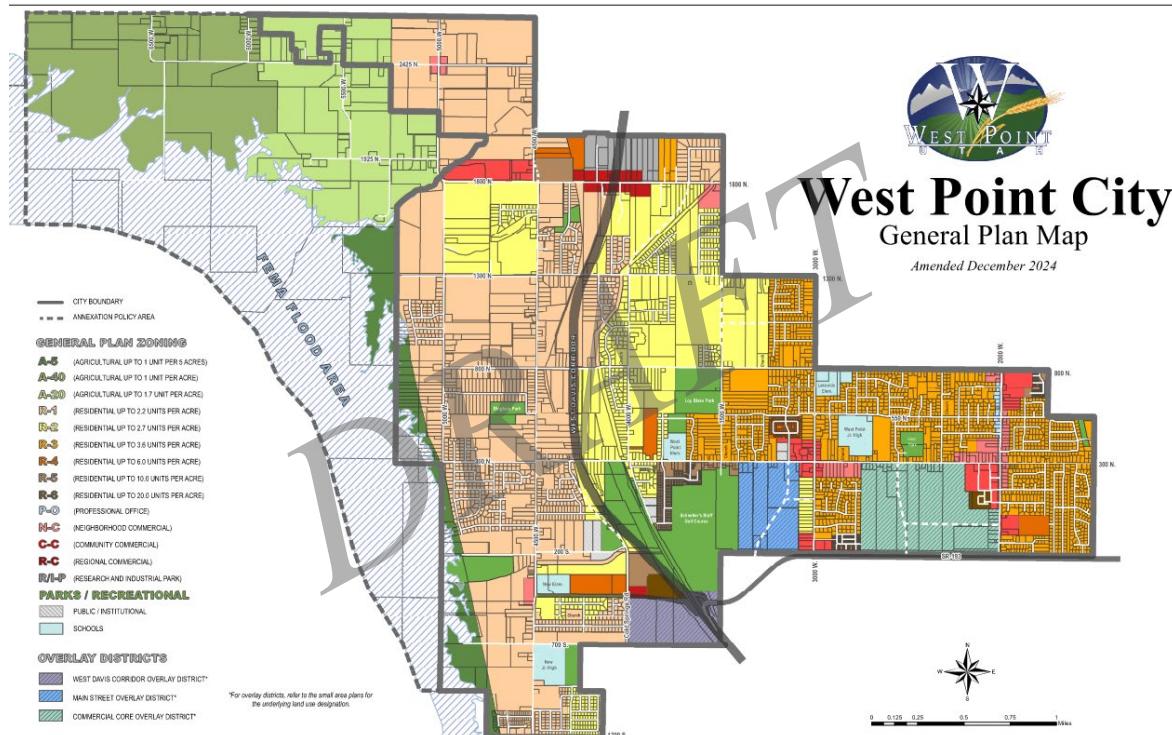
The Planning Commission discussed appropriate zoning for the recently annexed properties. They discussed whether to retain the existing R-1 Residential zoning or to change it to A-20. Ultimately, they recommended including a large portion of the recently annexed land in the A-20 zone. This includes property with current development applications (Parkers and Ivy Meadows/Rick Scadden). The City Council has had previous discussions expressing that they would support these properties developing in the R-1 zone. Despite knowing that these properties are vested under the current general plan designation of R-1, the Planning Commission chose to recommend a change to A-20 in this area.

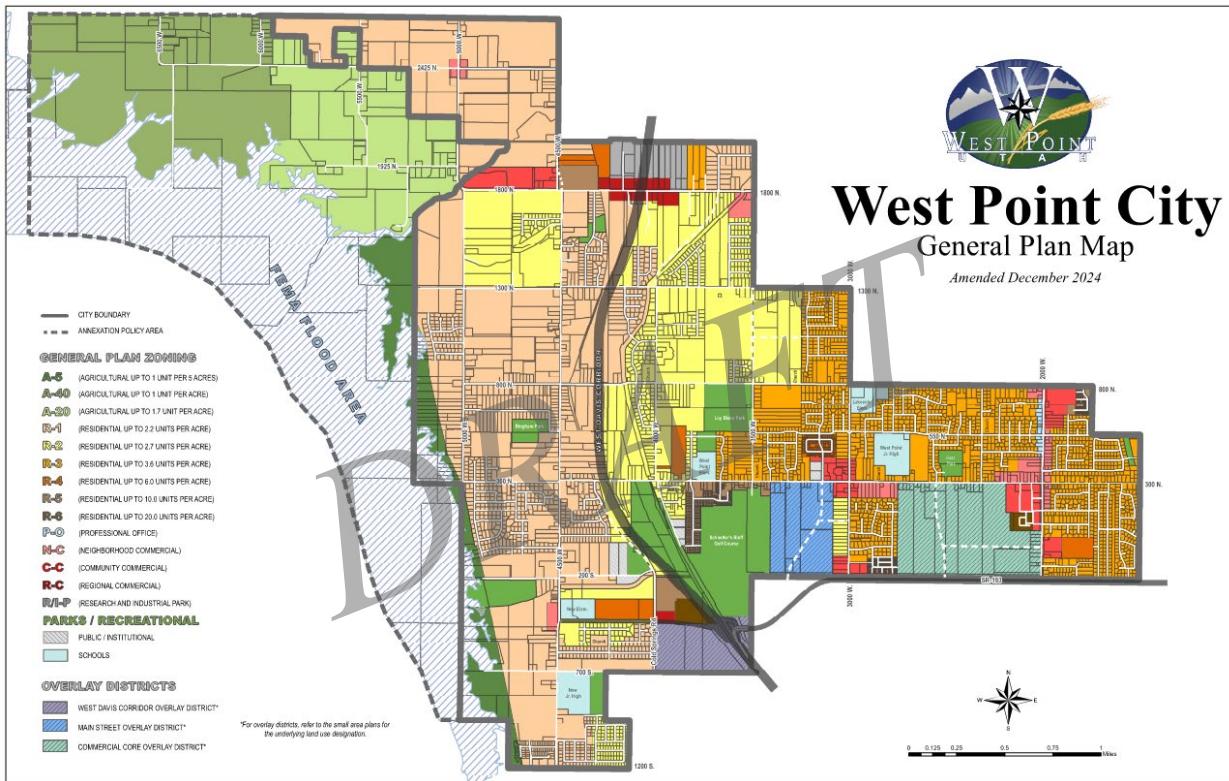
- **Neighborhood Commercial Zoning:** The proposal includes designating a Neighborhood Commercial zone at the intersection of 2425 North and 5000 West. This designation would provide convenient access to small-scale commercial services for the existing and future residential areas in the vicinity.

Current General Plan Map



DRAFT Planning Commission Amendments to the General Plan Map





Recommendation

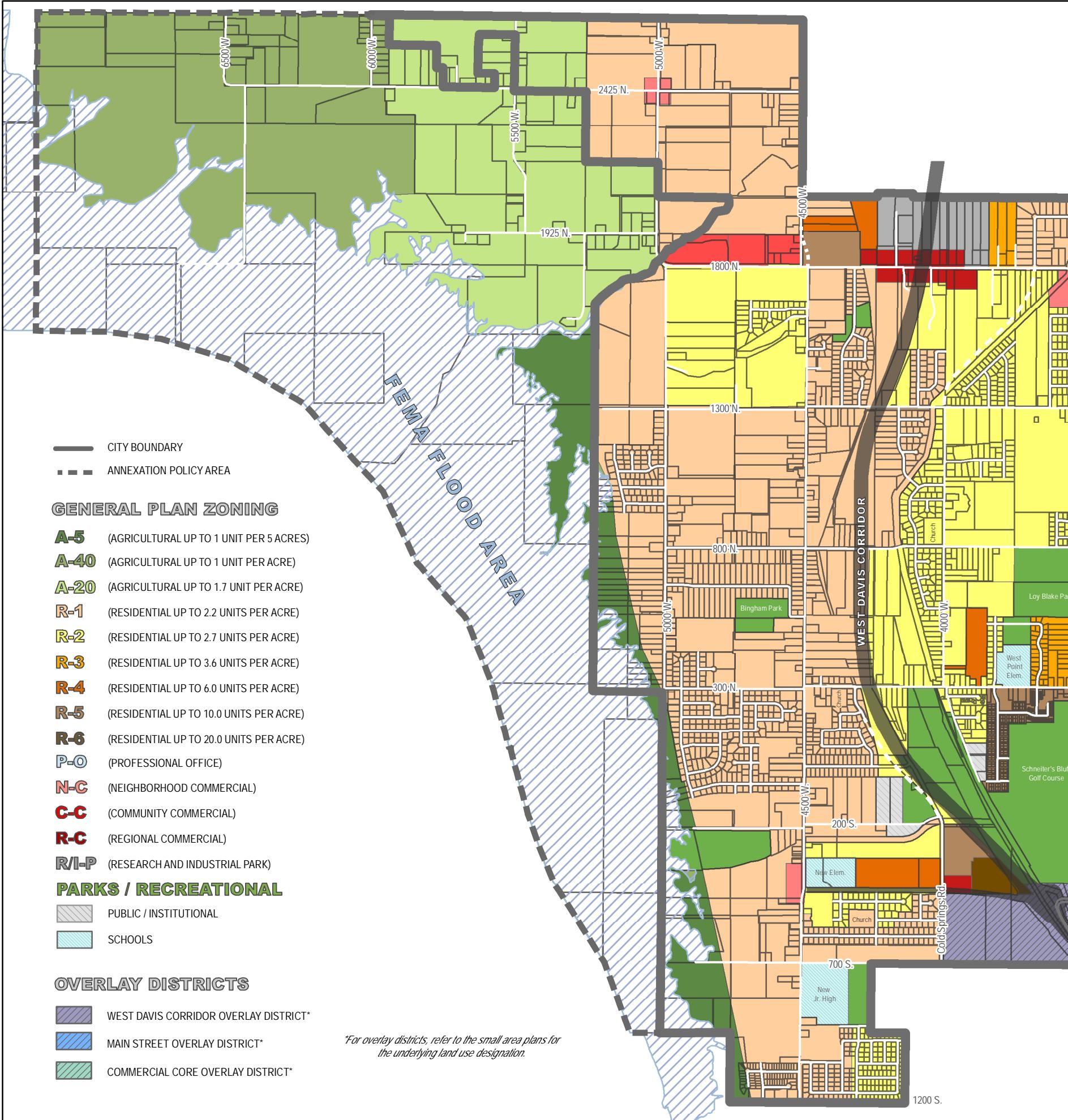
The Planning Commission recommended approval of a revised general plan land use map. The Council now approve, deny, or modify the proposal. Based on previous discussions with the City Council, staff has prepared a modified map that retains the R-1 zone in the new annexation area.

Attachments

Draft Planning Commission Recommended Map

Draft map retaining the R-1 zone

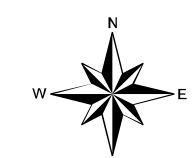
Draft Ordinance



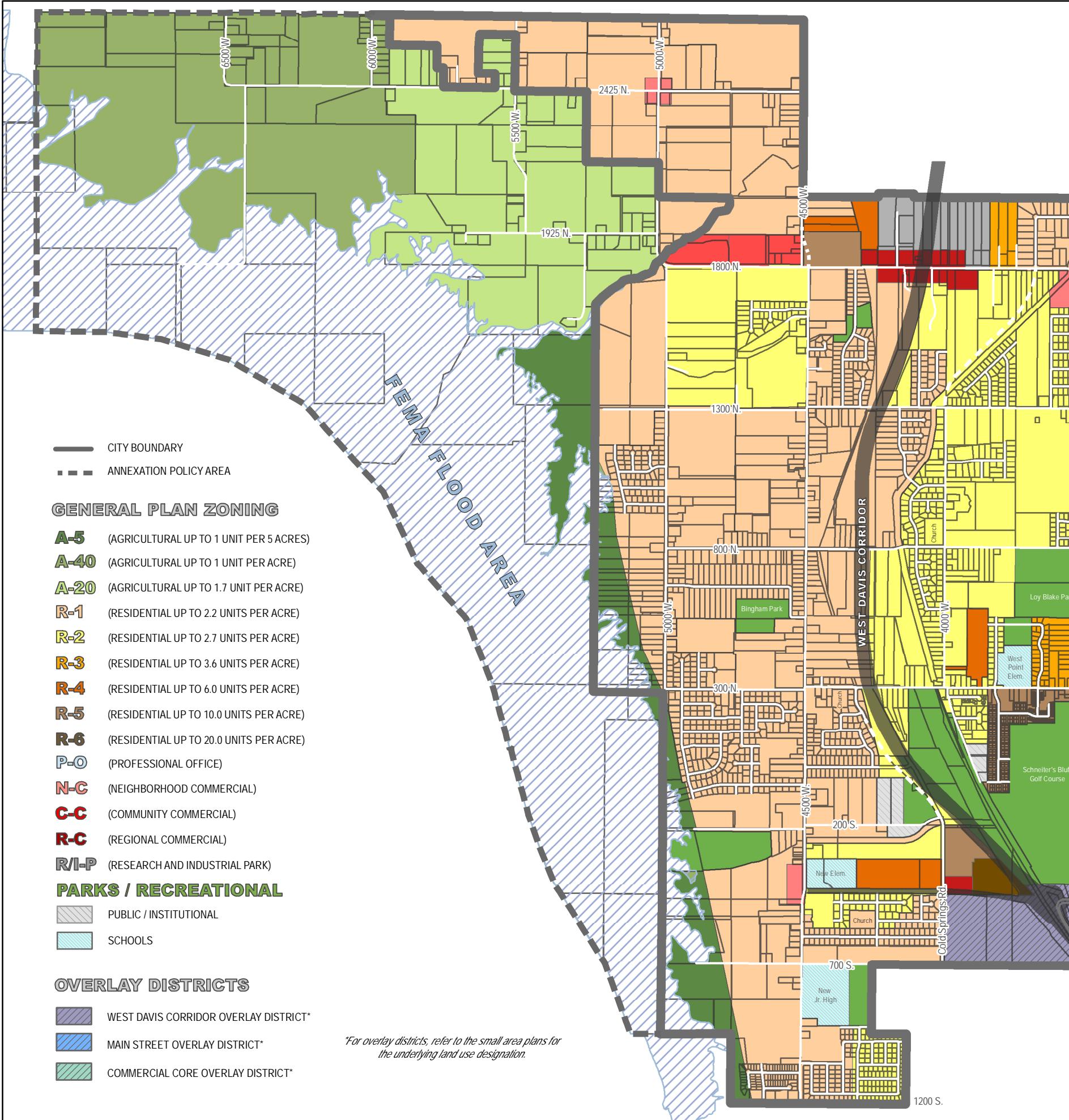
West Point City

General Plan Map

Amended December 2024



0 0.125 0.25 0.5 0.75 1 Miles



West Point City

General Plan Map

Amended December 2024

ORDINANCE NO. 08-05-2025C

**AN ORDINANCE ADOPTING AN
AMENDMENT TO THE WEST POINT CITY
GENERAL PLAN LAND USE MAP**

WHEREAS, the West Point City Planning Commission has completed its recommendation for a proposed amendment to the West Point City General Plan Land Use Map (Exhibit A); and

WHEREAS, the Planning Commission duly noticed and held a public hearing according to state law and the interested parties were given an opportunity to be heard; and,

WHEREAS, the City Council has duly considered said master plan; and,

WHEREAS, the City Council, after due consideration of said amendments, has concluded that it is in the best interest of the City and the inhabitants thereof that said master plan be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

Section One: Adoption of the Updated West Point City General Plan

The City Council hereby approves the amended West Point City General Plan Land Use Map.

Section Two: Form of General Plan

The amended West Point City General Plan Land Use Map is hereby approved and adopted in the form attached hereto, adopted by reference, and by reference made a part hereof.

Section Three: Severability

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

Section Four: Effective Date

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law.

DATED this 5th day of August, 2025.

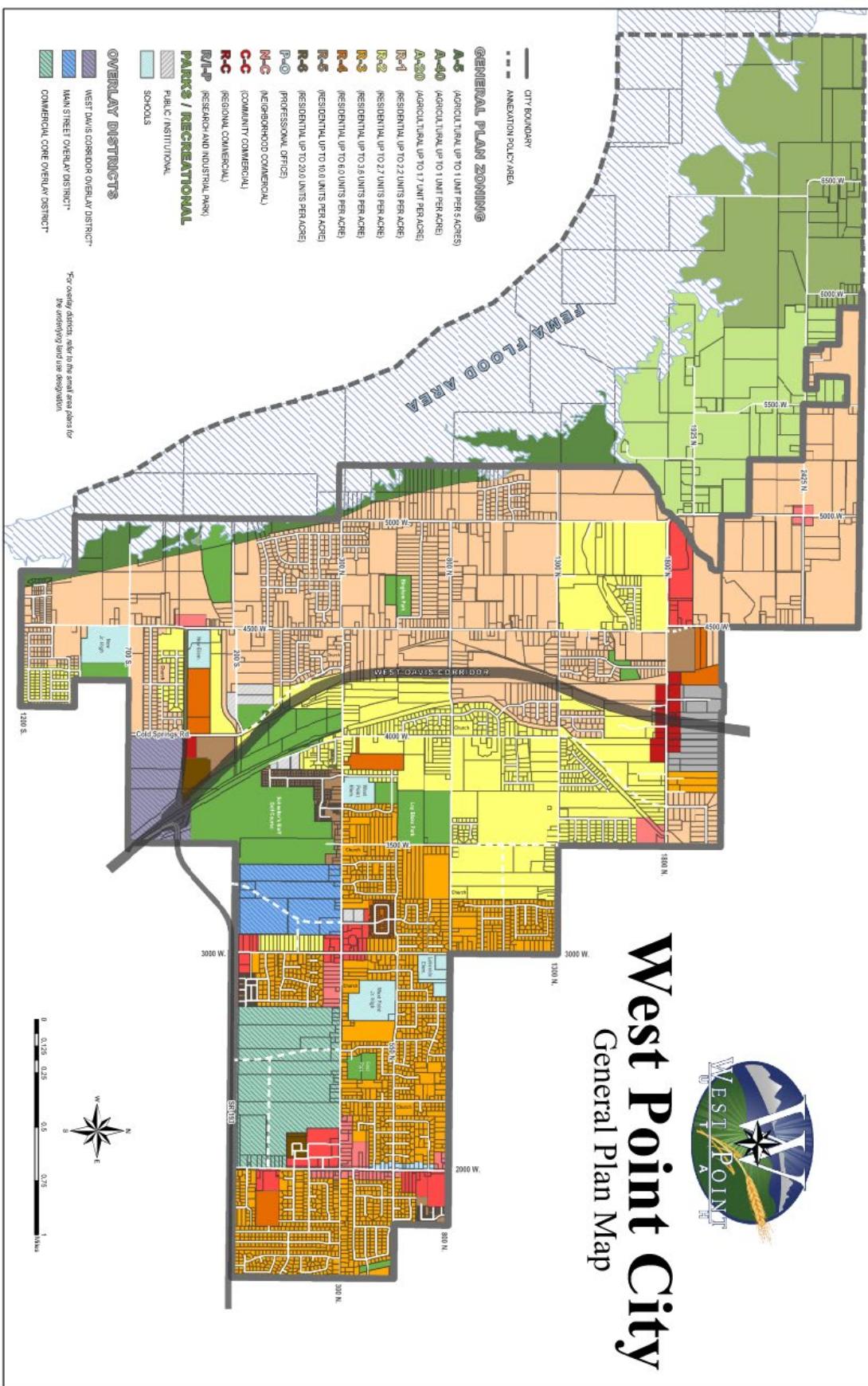
WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

Casey Arnold
City Recorder

Exhibit A



CITY COUNCIL STAFF REPORT

Subject: Site Plan – Ogden Clinic
Author: Bryn MacDonald
Department: Community Development
Date: August 5, 2025



Background

Pascal Meyer from Carpenter Stringham Architects, representing Ogden Clinic, is seeking site plan approval for a new medical building on Lot 2 of the Ogden Clinic Subdivision. The property is located at 2945 West 125 South. Lot 2 is 1.27 acres and is situated east of the existing Ogden Clinic building. The proposal includes the construction of a 15,000-square-foot building intended to expand the services currently offered in the existing facility.

The proposed building's use falls within the "Professional Office, Business Medical/Dental/Optical Office/Clinics and Laboratories" as identified in the code, which requires Conditional Use Permit approval from the Planning Commission. The Planning Commission approved the conditional use on June 26, 2025.

Process

Site Plan applications are administrative decisions. In administrative matters, the Planning Commission and City Council must review the application for compliance with the standards and requirements outlined in the West Point City Code. The site plan requires a recommendation from the Planning Commission before a final decision can be made by the City Council. The Planning Commission held a meeting on June 26, 2025, and recommended approval of the site plan.

Analysis

The proposed site plan covers 1.27 acres of land currently zoned C-C (Community Commercial). The project includes a single-story, 15,150-square-foot medical building that matches the design and materials of the existing Ogden Clinic building located on Lot 1. This new building will be constructed on Lot 2, directly east of the current facility. Access to the site will be at the existing access on 125 South. The following is a summary of key standards and requirements that were reviewed:

Setbacks/Height: The code outlines the following setbacks and height for buildings in the C-C zone:

| | Required | Proposed |
|------------|----------|----------|
| Front | 20' | 36' |
| Side | 10' | 10' |
| Rear | 10' | 11' |
| Max Height | 40' | 21' |

Landscaping & Fencing: The development is required to have a minimum of 15% landscaping on site. The proposed plan shows 15% of the site is landscaped. There is an existing fence adjacent to the homes on the east side of the property. A minimum 5-foot landscape planter is required

around the building foundations, except for entrances and loading areas. The required landscaping has been provided.

Buffer Yards: The code requires a 10-foot landscape buffer along the residential zone to the east. The buffer shall have one large evergreen or deciduous tree every 20 feet. Other shrubbery and plantings shall also be included in this buffer area. A six-foot chain link fence is required at a minimum. The landscape plans show 10 feet of landscaping on the east side of the property. The plantings shown meet the requirements. A six-foot chain link fence will be provided.

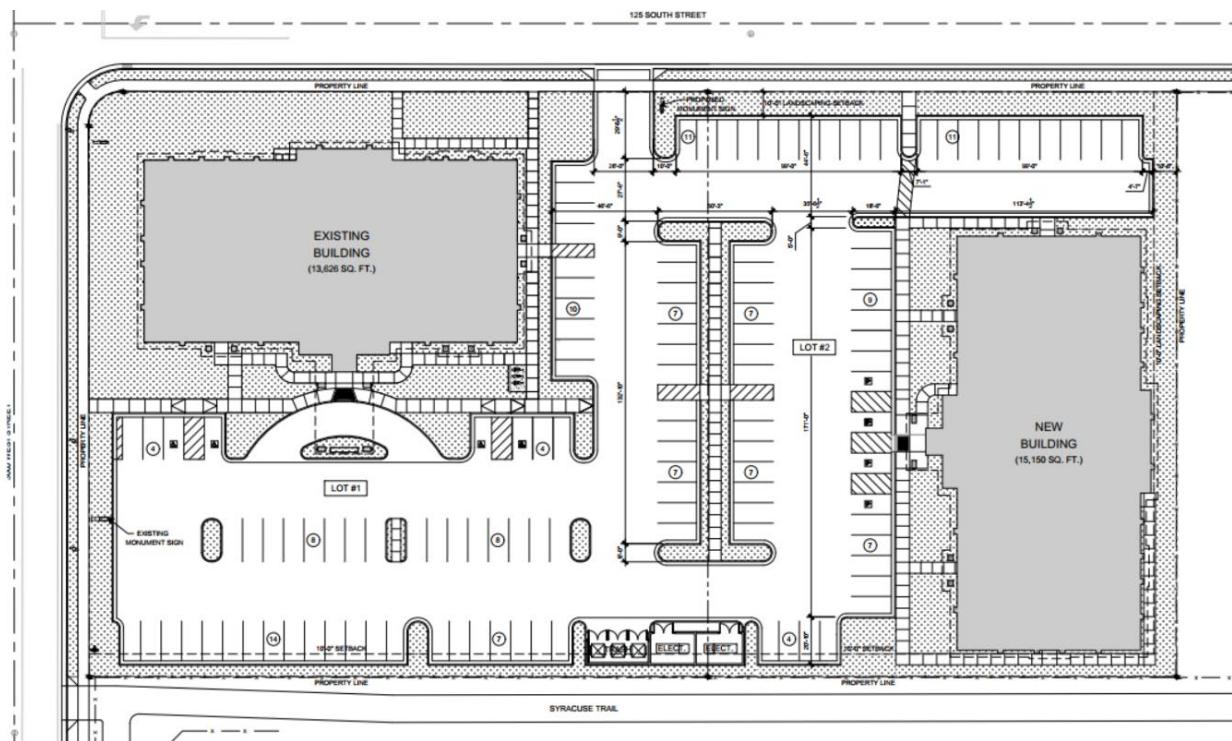
Architectural Design: West Point City Code 17.60.140 outlines specific construction standards that apply to newly constructed commercial buildings. The proposed building meets the requirements. Based on the submitted plans, the building meets the standards for horizontal and vertical articulation. The proposed masonry materials also match those used on the existing building, and no changes are necessary.

Lighting: A lighting plan, including photometric details, has been provided and is in compliance with city requirements.

Windows: All building facades that face public streets shall have windows along at least 25 percent of their horizontal length. Both street facing facades have adequate windows.

Parking: The proposed parking requirement is calculated at 2 spaces per 1,000 square feet of floor area. With a total building area of 15,150 square feet, 30 parking stalls are required for the building itself (see WPCC 17.100.040). In addition, one parking stall is required for each employee per shift. According to the submitted table, there are 34 employees, resulting in an additional 34 required stalls. This brings the total parking requirement to 64 stalls. The site plan provides 65 parking stalls, meeting the code requirements.

Site Plan



Building Elevation



Recommendation

Staff has reviewed the request for Ogden Clinic located at 2945 West 125 South for compliance with site plan requirements and recommends approval.

Attachments

Application, Site Plan & Elevations



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
BENCHMARK IS THE WEST QUARTER CORNER
OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

WEST POINT OGDEN CLINIC SITE

PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
June 10, 2025

WEST POINT OGDEN CLINIC SITE
PHASE 2
3000 WEST 200 SOUTH
WEST POINT, UTAH

INDEX OF DRAWINGS

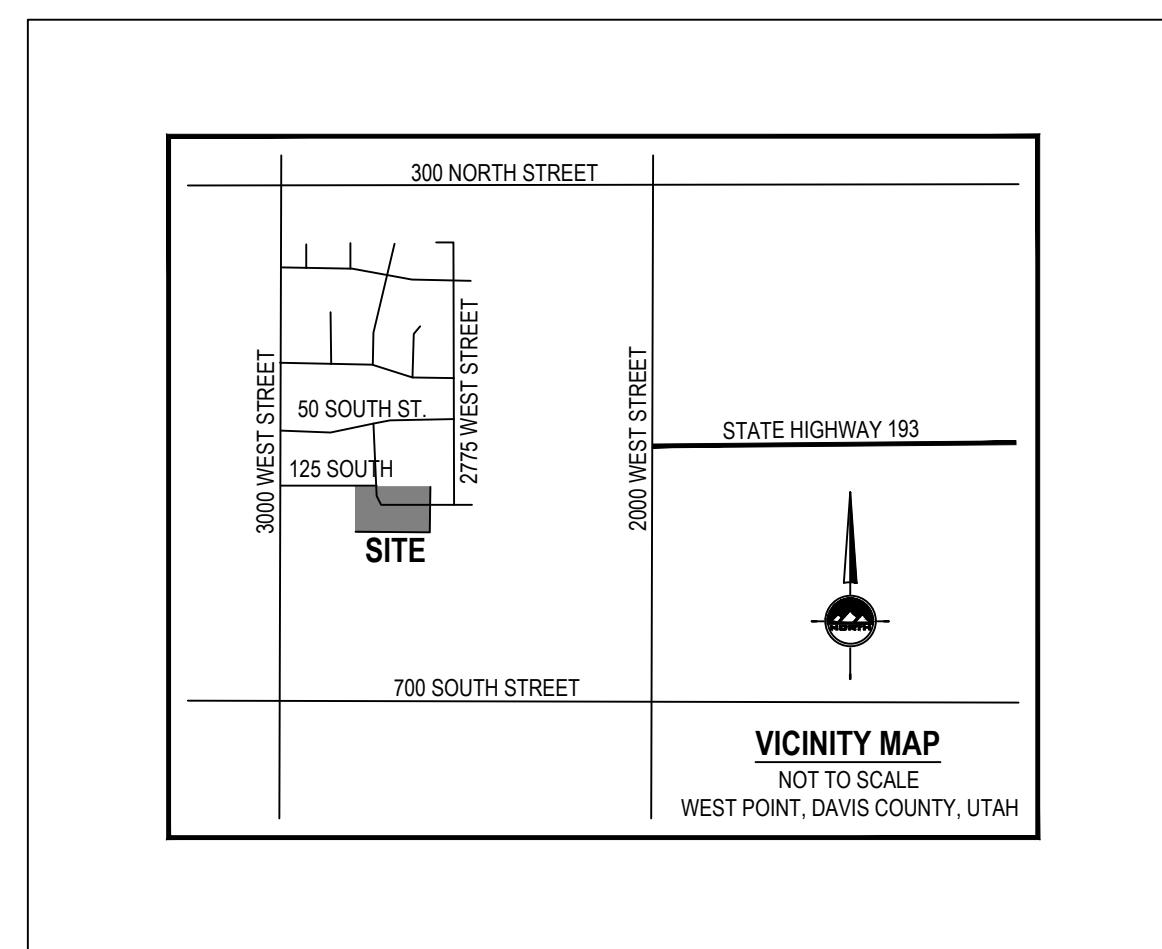
- C-001 GENERAL NOTES
- C-100 DEMOLITION PLAN
- C-200 SITE PLAN
- C-300 OVERALL GRADING AND DRAINAGE PLAN
- C-301 GRADING PLAN
- C-302 GRADING PLAN
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- C-603 SC-800 DETAILS
- L-100 LANDSCAPING PLAN
- L-200 LANDSCAPING DETAILS
- L-300 IRRIGATION PLAN

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS, AND WHERE APPLICABLE DAVIS AND WEBER CANAL COMPANY STANDARDS AND SPECIFICATIONS, HOOVER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS AND HOOVER IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



NO. DATE REVISION FOR REVIEW

COVER

PROJECT NUMBER 8315B PRINT DATE 2025-06-10

PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, AND CURRENT EDITION OF THE APPROPRIATE PAVEMENT, UTILITY, AND CONSTRUCTION CODES. IN THE ORDER LISTED ABOVE, IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE AGREED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:

 - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) AND RECORD THE LOCATION AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE. IN ADDITION 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTH OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED UTILITY GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
 - ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
 - CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
 - AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
 - CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
 - IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
 - WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
 - CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDUCED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
 - WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
 - ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
 - ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
 - ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
 - CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITION OF THE FOLLOWING: THE HYDRAULIC PLUMBER, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY THE UTILITIES AT 1-800-652-4114 48 HOURS IN ADVANCE OF PERFORMING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE UTILITIES OF THE EXCAVATION NUMBER AND PHONE NUMBER OF THE OWNER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM THE CONTRACTOR'S PERFORMANCE OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HISHER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEARED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

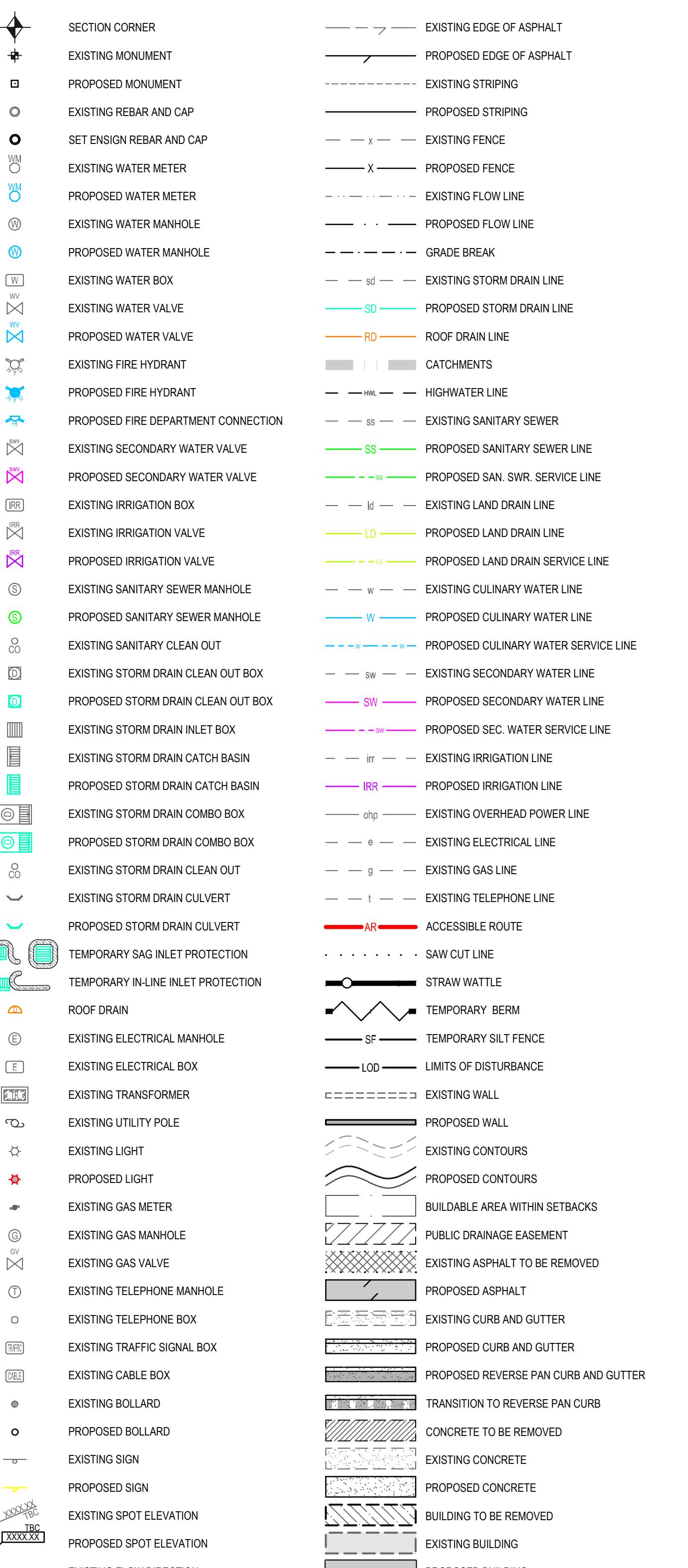
- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THESE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS; WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADE FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

LEGEND


811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER
OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

| Detention Calculations (100-year storm) | | | | |
|---|----------|-----------------------------------|---------------------|-------------------------|
| Basin Tributary Area | | 53,017 SF | | |
| Runoff coefficient C: | | 0.726 | | |
| Release Rate | | 0.20 cfs/acre | | |
| Peak Release | | 0.243 cfs | | |
| Time (min) | i(in/hr) | Cumulative Runoff to Basin (c.f.) | Net Allowed Basin** | Required Storage (c.f.) |
| 5 | 3.12 | 828 | 73 | 755 |
| 10 | 2.46 | 1,305 | 146 | 1,159 |
| 15 | 2.08 | 1,655 | 219 | 1,436 |
| 30 | 1.44 | 2,292 | 438 | 1,854 |
| 60 | 0.91 | 2,897 | 876 | 2,020 |
| 120 | 0.65 | 4,138 | 1,753 | 2,385 |
| 180 | 0.56 | 5,348 | 2,629 | 2,719 |
| 360 | 0.43 | 8,212 | 5,258 | 2,954 |
| 720 | 0.29 | 11,077 | 10,516 | 561 |
| 1440 | 0.18 | 13,751 | 21,032 | (7,281) |
| 2880 | - | - | 42,063 | (42,063) |
| Required Detention: | | 2,954 | | |
| Provided Detention: | | 3,032 | | |

| CATCHMENT CALCULATIONS (10-year storm) | | | | |
|--|------------|------------|-------------|--|
| Time of Concentration: | | 15 min | | |
| Rainfall Intensity I: | | 1.72 in/hr | | |
| Mannings N | | 0.013 | | |
| Basin Area (SF) | C | Flow (CFS) | Destination | |
| 1 | 3,682 | 0.726 | 0.106 | |
| 2 | 5,255 | 0.726 | 0.152 | |
| 3 | 3,429 | 0.726 | 0.099 | |
| 4 | 16,159 | 0.726 | 0.467 | |
| 5 | 14,668 | 0.726 | 0.424 | |
| 6 | 5,923 | 0.726 | 0.171 | |
| 7 | 1,604 | 0.726 | 0.046 | |
| 8 | 2,297 | 0.726 | 0.066 | |
| Total Area | 53,017 SF | | | |
| Total Area | 1.22 Acres | | | |
| Composite C | 0.726 | | | |

| Study Summary Statistics | | | | |
|--------------------------|-----------|------------|-------------|--|
| Phase 1: | | Area | C Value | |
| | | 0.9 | | |
| Catchment Area (SF) | C | Flow (CFS) | Destination | |
| 1 | 3,682 | 0.726 | 0.106 | |
| 2 | 5,255 | 0.726 | 0.152 | |
| 3 | 3,429 | 0.726 | 0.099 | |
| 4 | 16,159 | 0.726 | 0.467 | |
| 5 | 14,668 | 0.726 | 0.424 | |
| 6 | 5,923 | 0.726 | 0.171 | |
| 7 | 1,604 | 0.726 | 0.046 | |
| 8 | 2,297 | 0.726 | 0.066 | |
| Total Area | 53,017 SF | | | |
| Weighted Average C | 0.726 | | | |

| Phase 2 Orifice | | | | |
|--|-------------|-------------------------------------|-------------|--|
| Orifice Calculations: $Q=C_d A(2gh)^{1/2}$ | | Basin 'A' 80th Percentile | | |
| High Water Elevation: | 4,298.65 FT | i = 0.77 | d = 0.50 in | |
| Box Invert: | 4,293.65 FT | d = 0.04 ft | | |
| Allowed Basin Discharge: | 0.243 CFS | C_d = 0.62 | | |
| | | R_v = 0.68 | | |
| | | $A = 53,017 \text{ sf}$ | | |
| | | Orifice Area = 3.28 IN ² | | |
| | | Orifice Diameter = 2.0 IN | | |
| | | $V_{goal} = 1,500 \text{ cfs}$ | | |

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO CONSULT WITH THE CONTRACTOR TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- CONTRACTOR TO CONTACT MANUFACTURER FOR EXACT SPECIFICATIONS AND PRICES ON UNDERGROUND DETENTION AND ALL REQUIRED PARTS. CONTRACTOR IS TO PROVIDE SHOP DRAWINGS TO THE DESIGN ENGINEER FOR VERIFICATION OF DESIGN COMPLIANCE, AND THEN FORWARD TO THE CITY WITH AN APPROVED STAMP. THIS PLAN SHOWS A REPRESENTATION OF THE SYSTEM AND NOT THE FULL SPECIFICATION.
- CONTRACTOR TO INCLUDE A BASE BID PRICE FOR PROVIDING STRUCTURAL MATERIAL UNDER THE PROPOSED BUILDING IN THE EVENT THAT SATURATED OR SOFT SOILS ARE ENCOUNTERED DURING EXCAVATION OF THE PAVEMENT AREA TO THE SUBGRADE ELEVATION. ALL MATERIAL TO BE PLACED IS TO BE PER THE GEOTECHNICAL REPORT PREPARED FOR THE OGDEN CLINIC STRUCTURE BY GEOSTRATA (GEOSTRATA JOB NO. 138-001 DATE JUNE 27, 2018).
- CONTRACTOR TO INCLUDE A BASE BID PRICE FOR PROVIDING STRUCTURAL MATERIAL UNDER THE PROPOSED DRAVENEMENT IN THE EVENT THAT SATURATED OR SOFT SOILS ARE ENCOUNTERED DURING EXCAVATION OF THE PAVEMENT AREA TO THE SUBGRADE ELEVATION. ALL MATERIAL TO BE PLACED IS TO BE PER THE GEOTECHNICAL REPORT PREPARED FOR THE OGDEN CLINIC STRUCTURE BY GEOSTRATA (GEOSTRATA JOB NO. 138-001 DATE JUNE 27, 2018).

FOR: OGDEN CLINIC
430 HARRISON BOULEVARD
OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

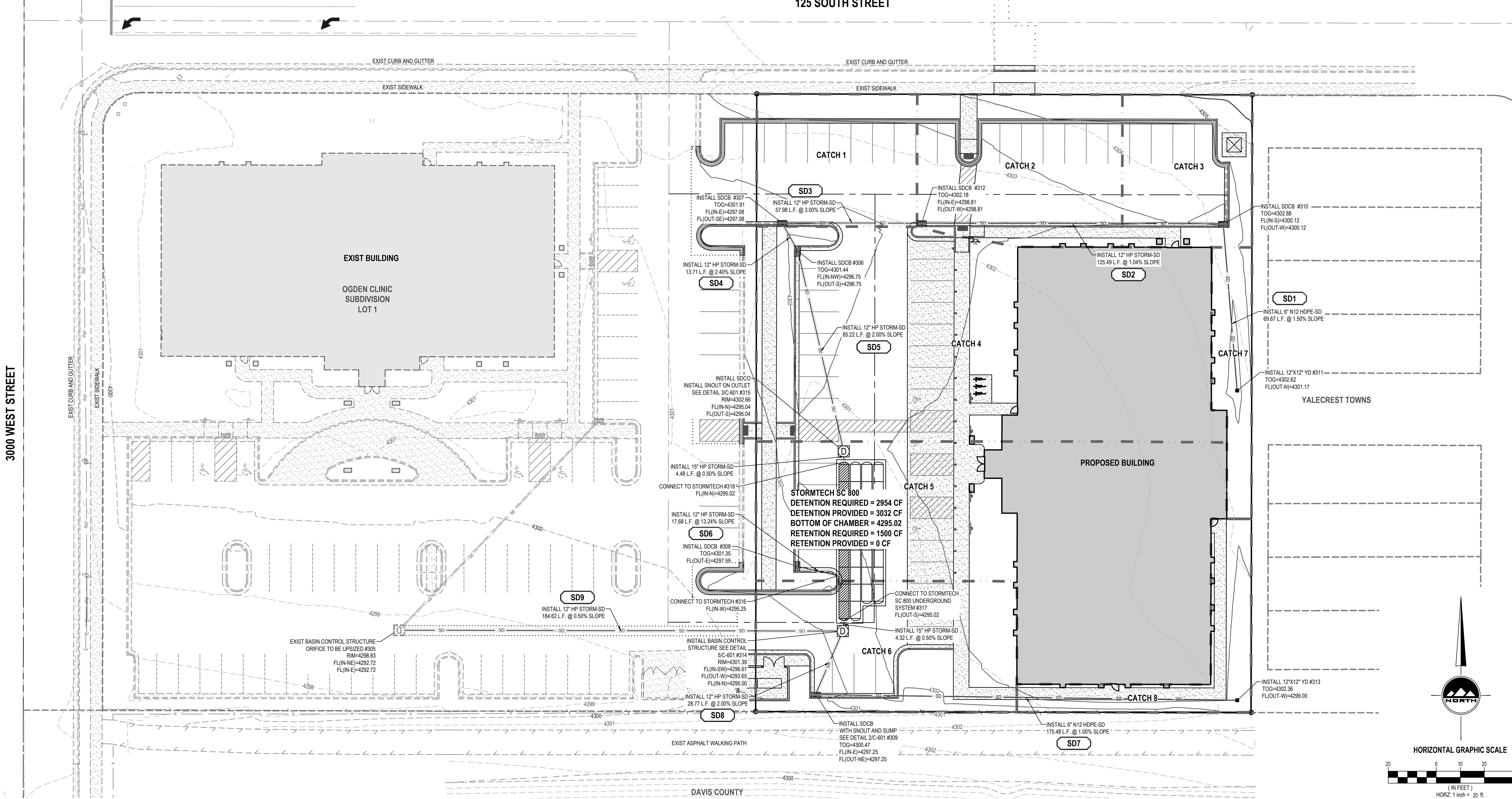
WEST POINT OGDEN CLINIC SITE
PHASE 2

NO. DATE

FOR REVIEW

OVERALL GRADING
AND DRAINAGE PLANPROJECT NUMBER: 8315B
PRINT DATE: 2025-06-11
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER

C-300





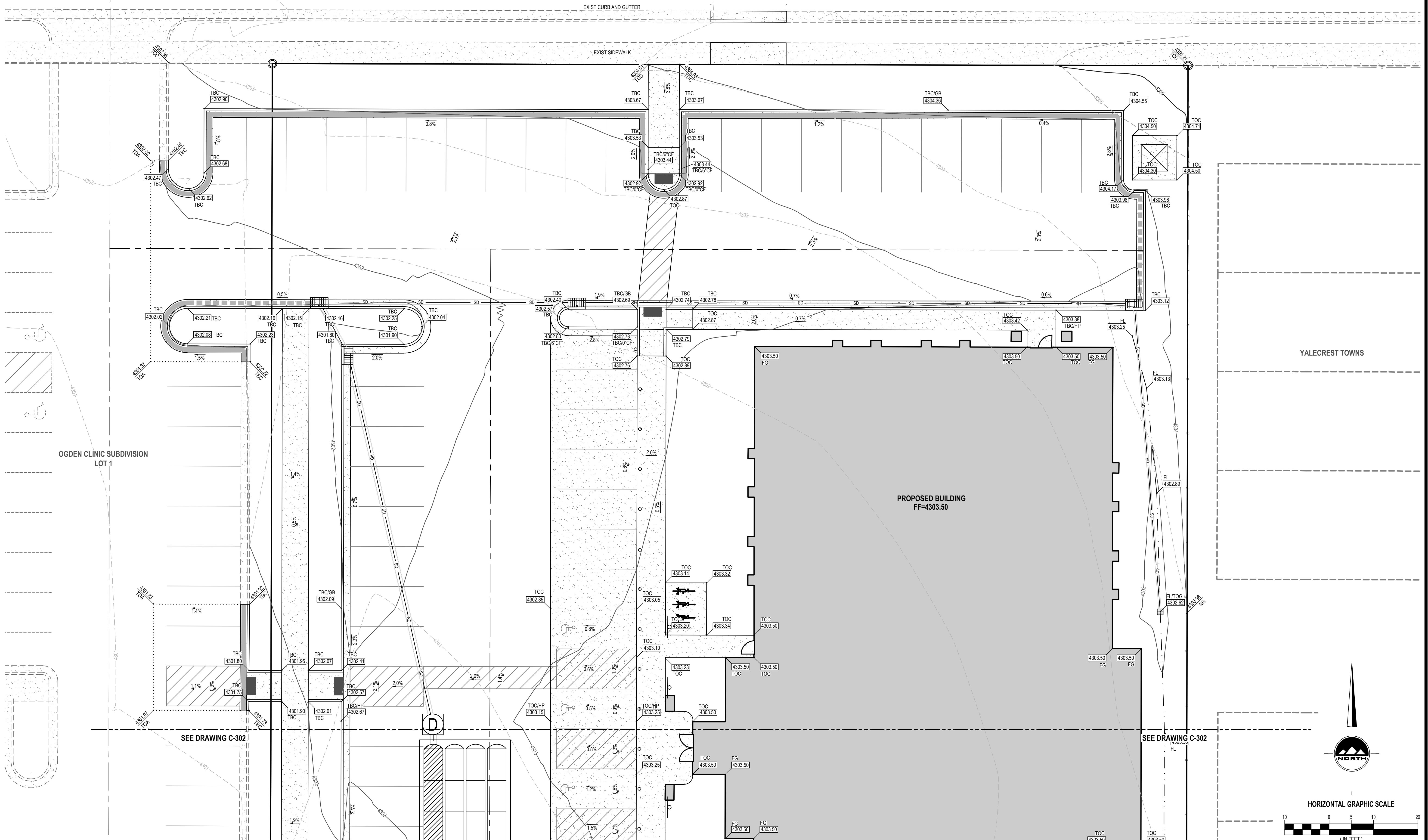
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CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER
OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

125 SOUTH STREET



WEST POINT OGDEN CLINIC SITE

PHASE 2

**3000 WEST 200 SOUTH
WEST POINT, UTAH**



THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

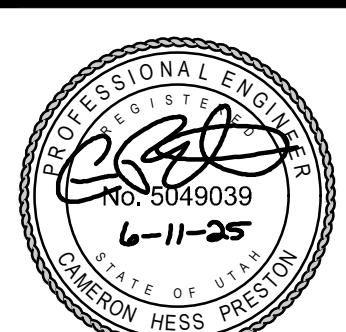
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
OGDEN CLINIC
430 HARRISON BOULEVARD
OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420



NO. DATE REVISION FOR REVIEW

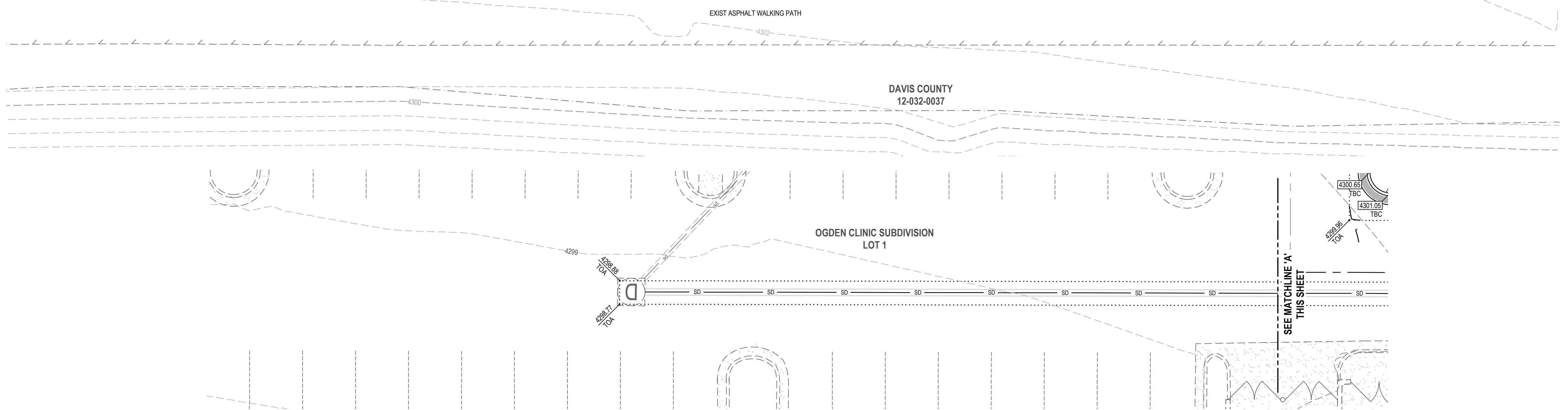
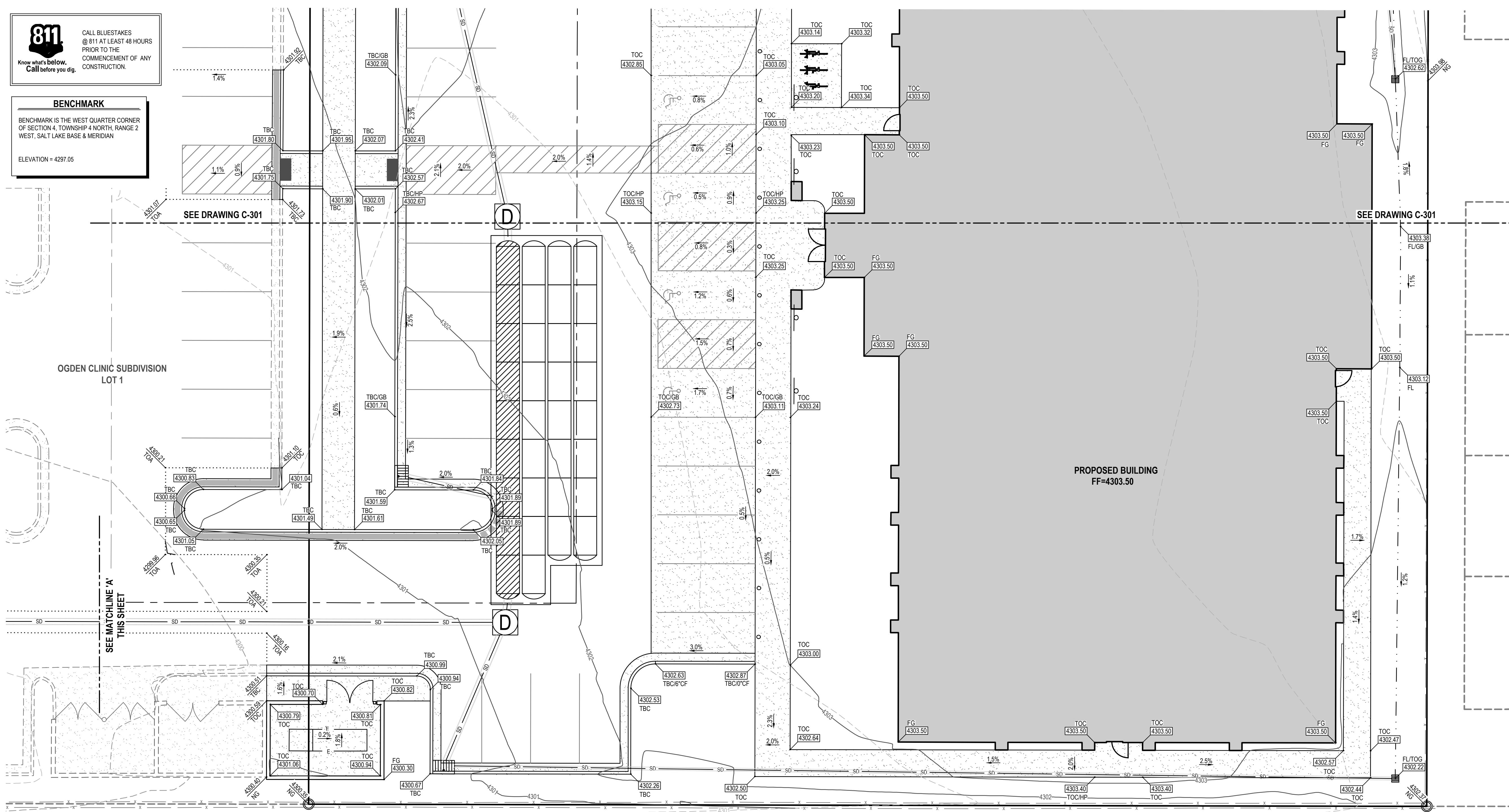
GRADING PLAN

PROJECT NUMBER 8315B PRINT DATE 2025-06-11
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

C-301

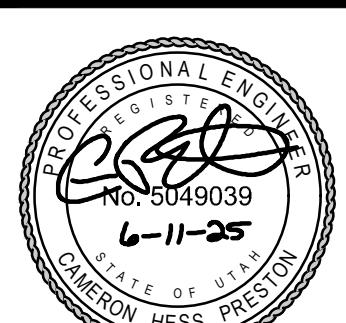


BENCHMARK
BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4297.05



WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH



NO. DATE REVISION FOR REVIEW

GRADING PLAN

PROJECT NUMBER 8315B PRINT DATE 2025-06-11
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

C-302

August 5, 2025

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
OGDEN CLINIC
4300 HARRISON BOULEVARD
OGDEN, UTAH 84403
CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

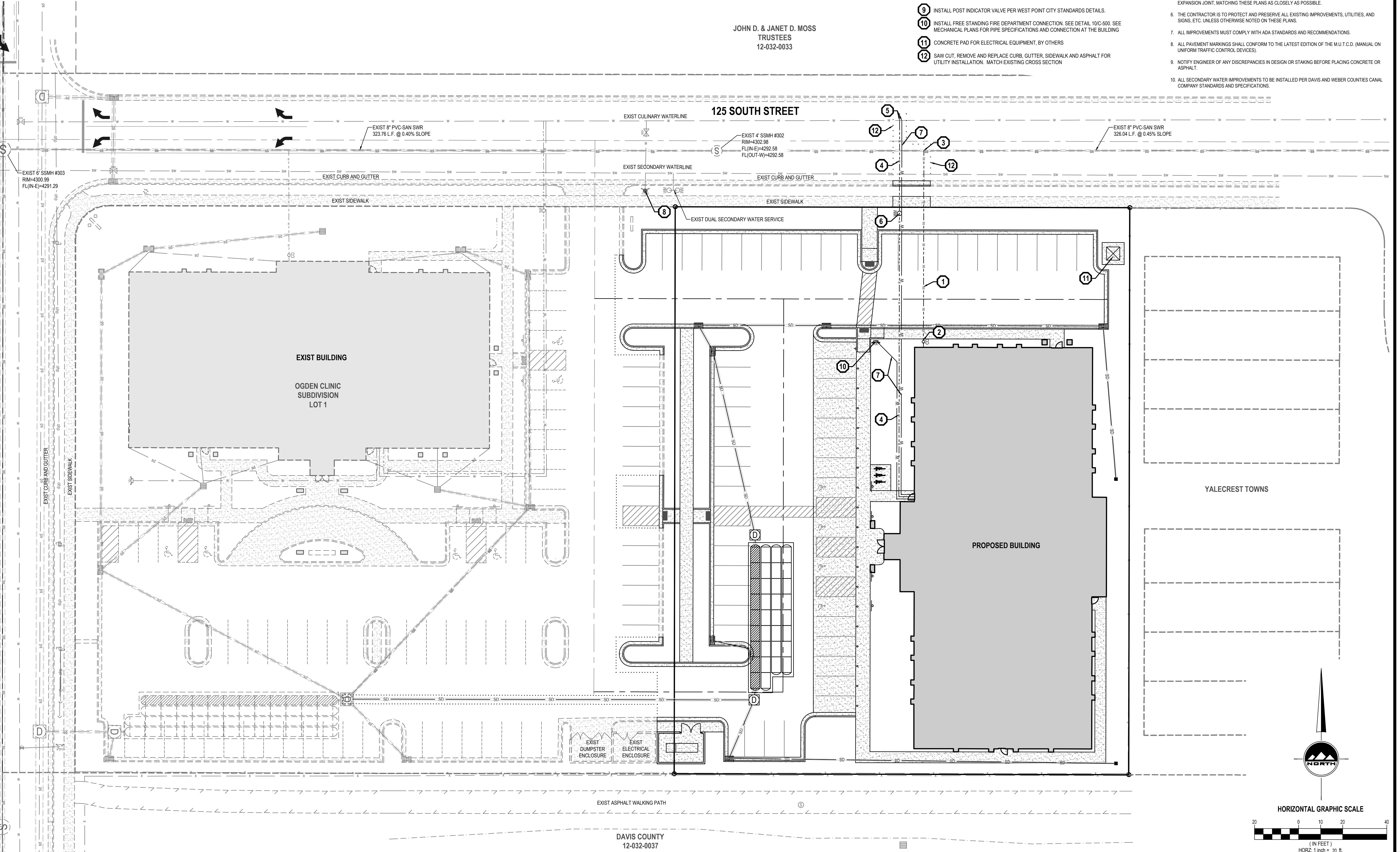
811

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BENCHMARK

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OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05



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WEST POINT OGDEN CLINIC SITE

PHASE 2

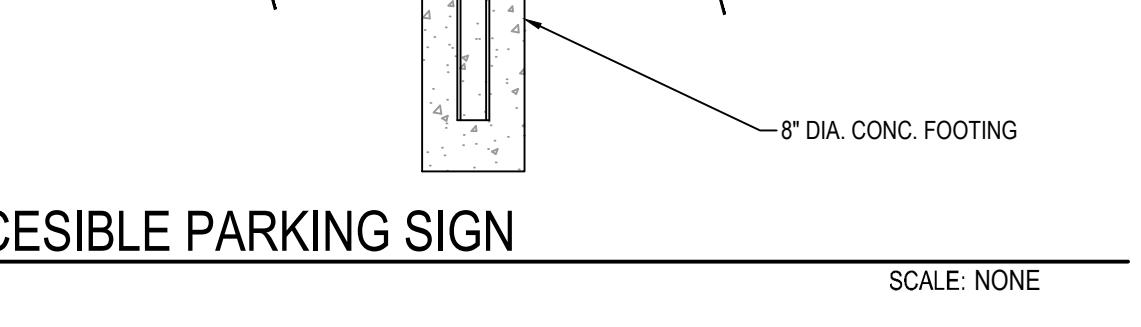
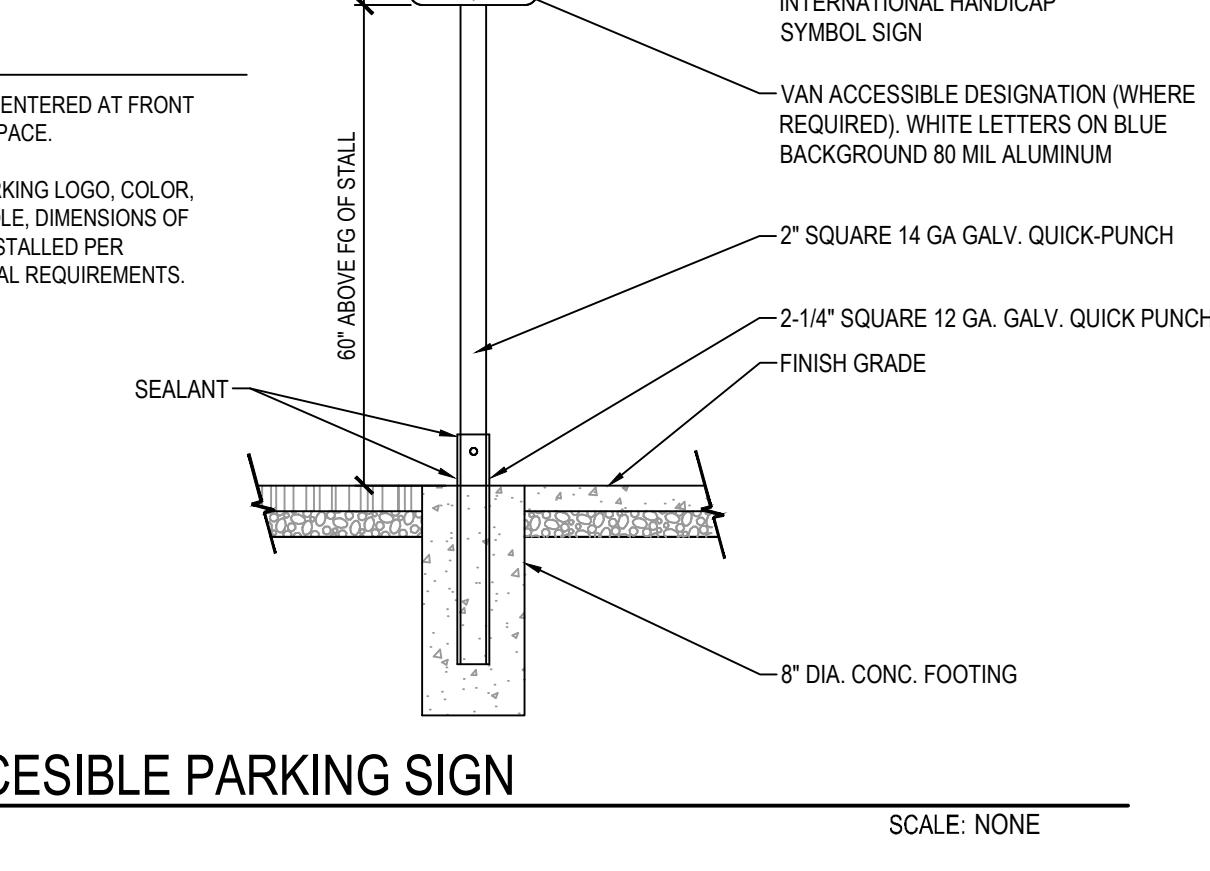
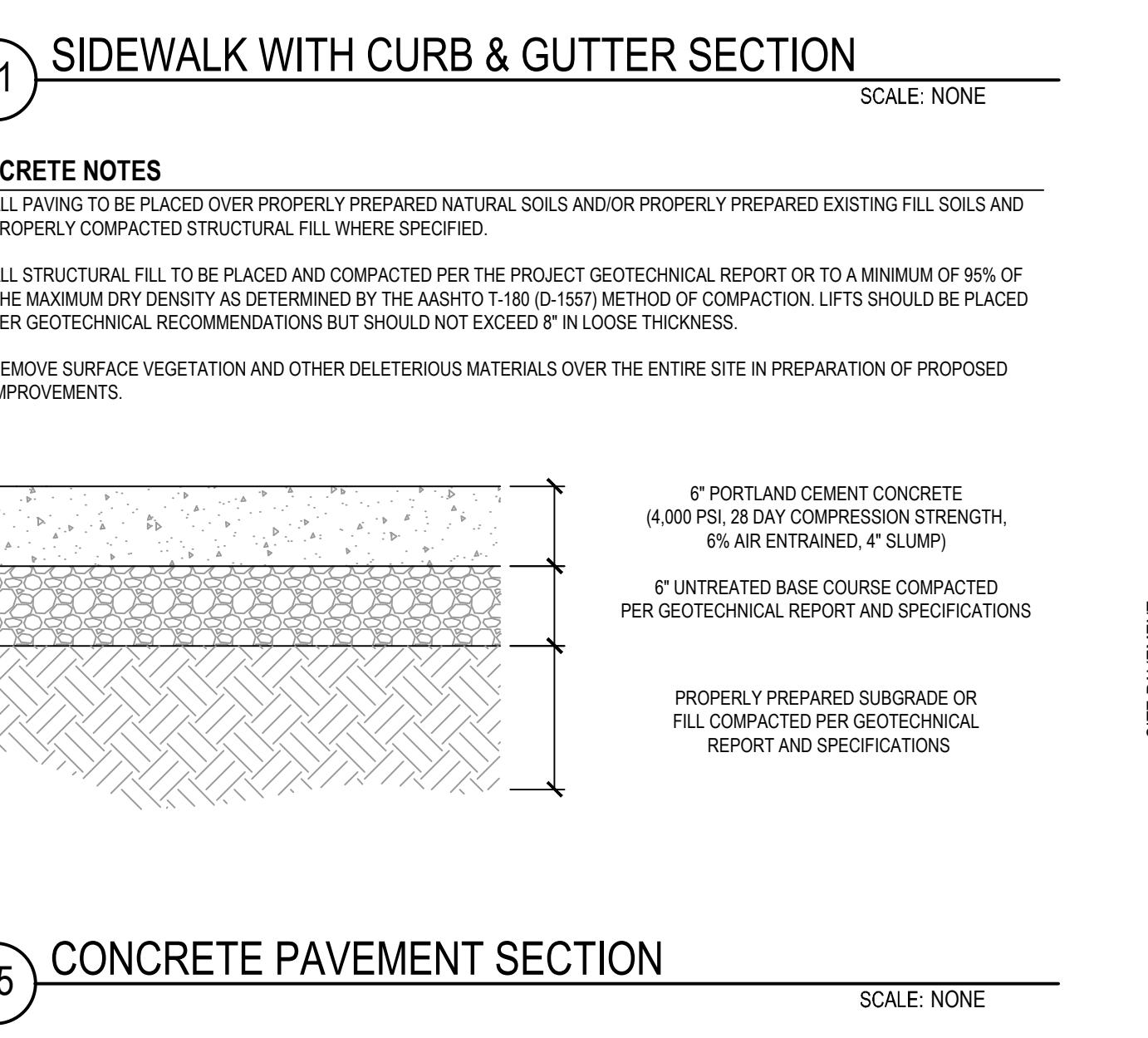
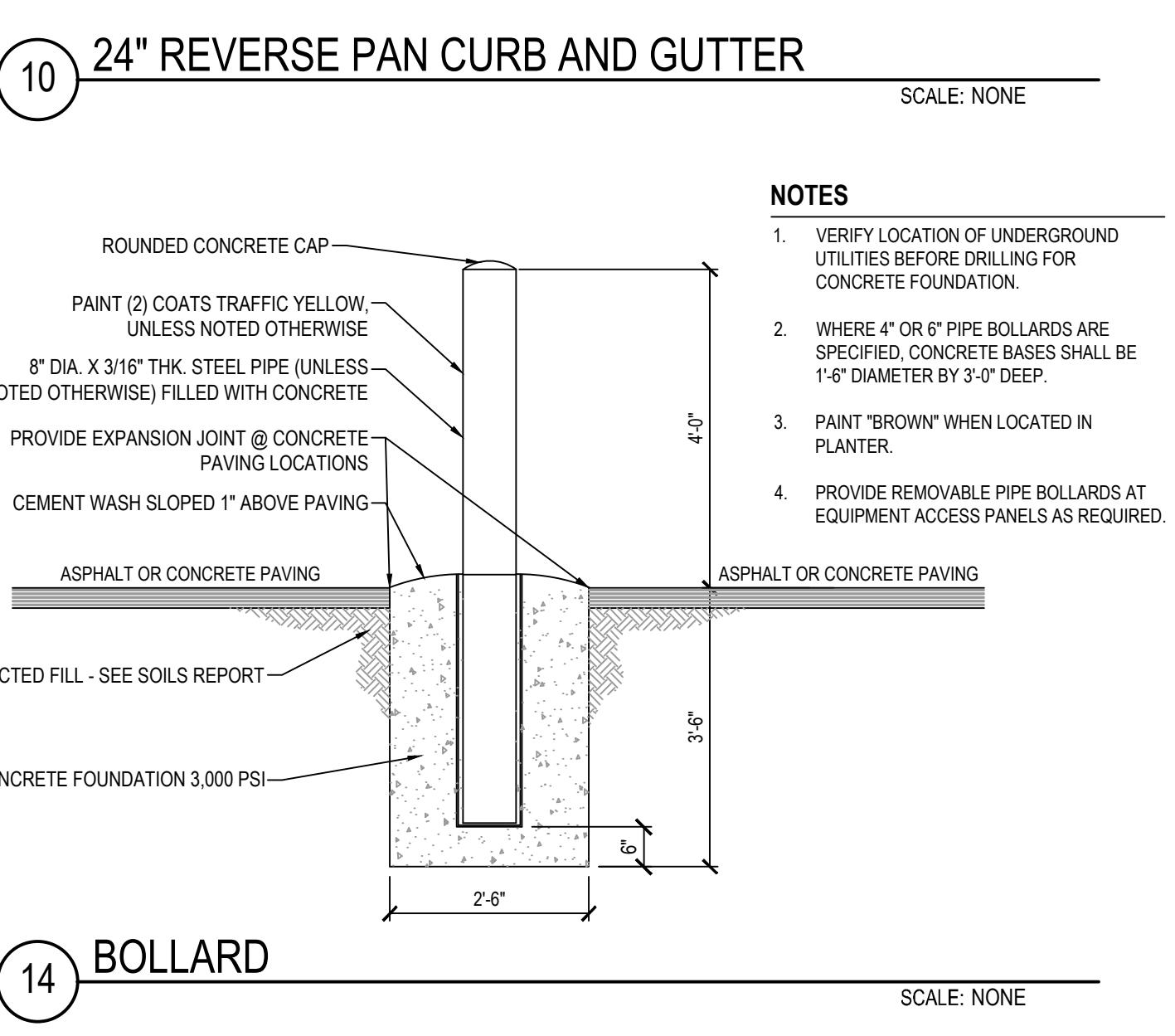
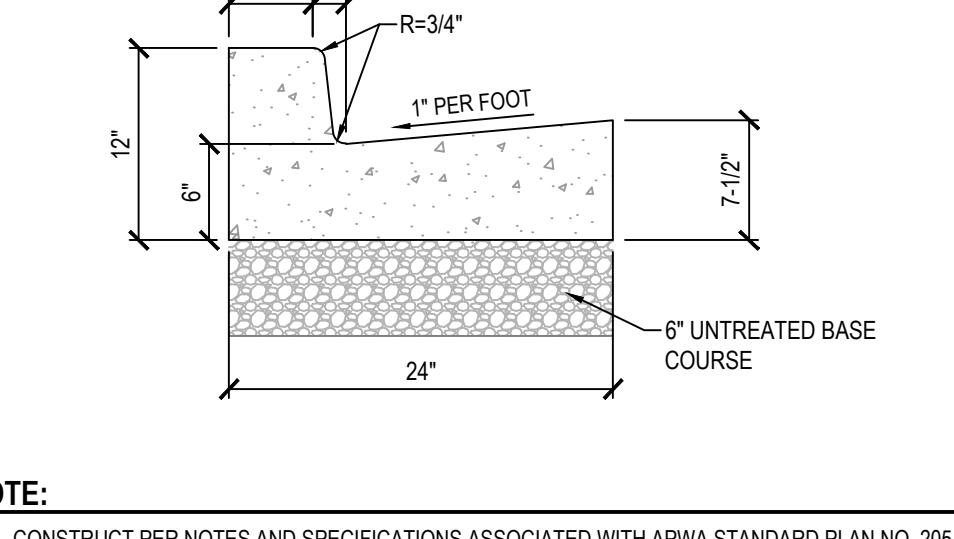
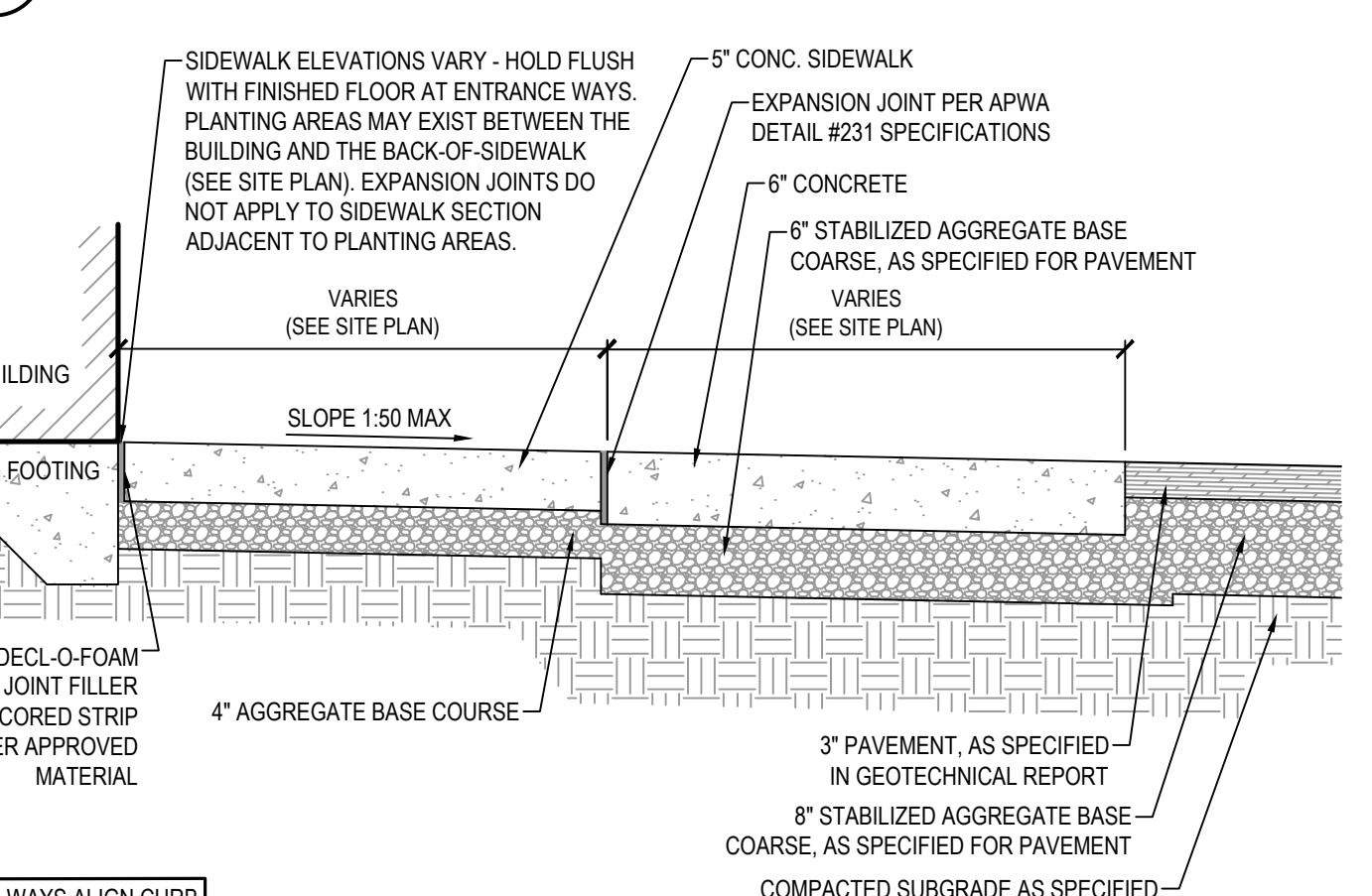
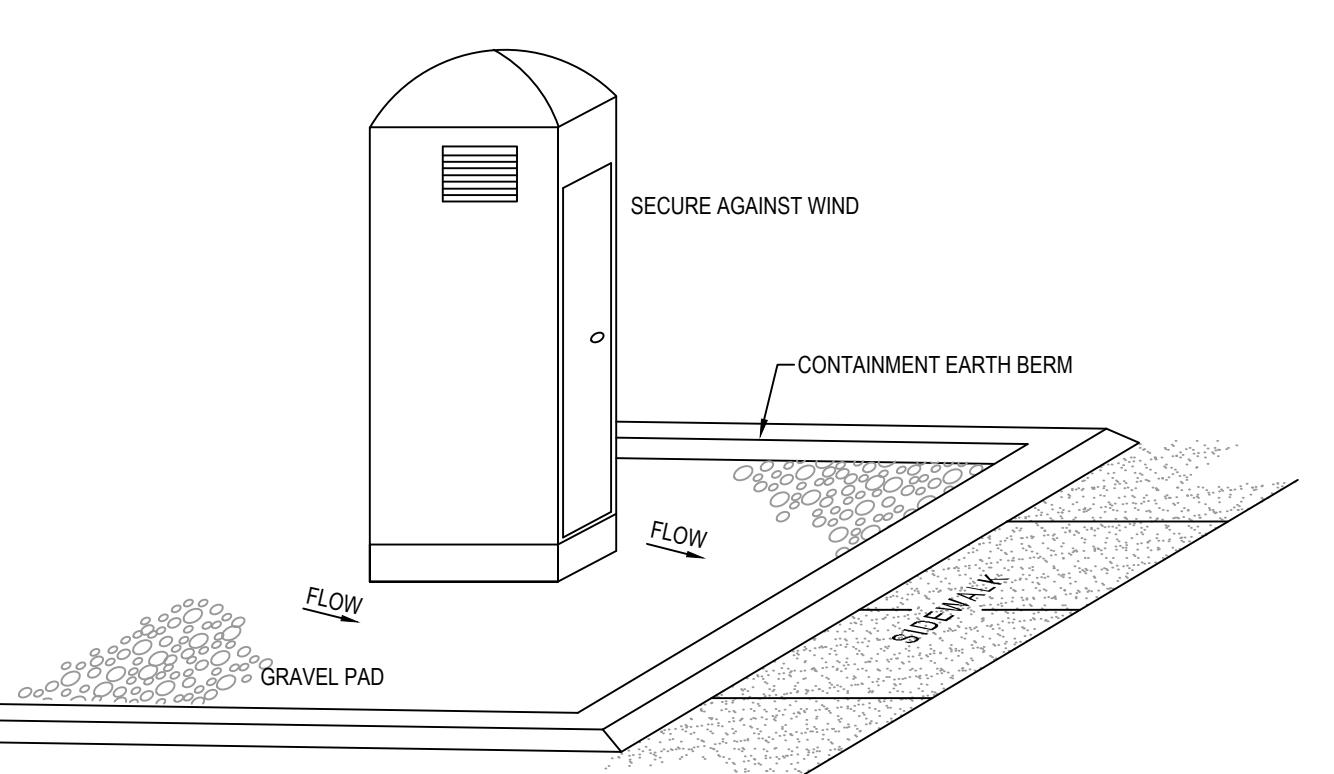
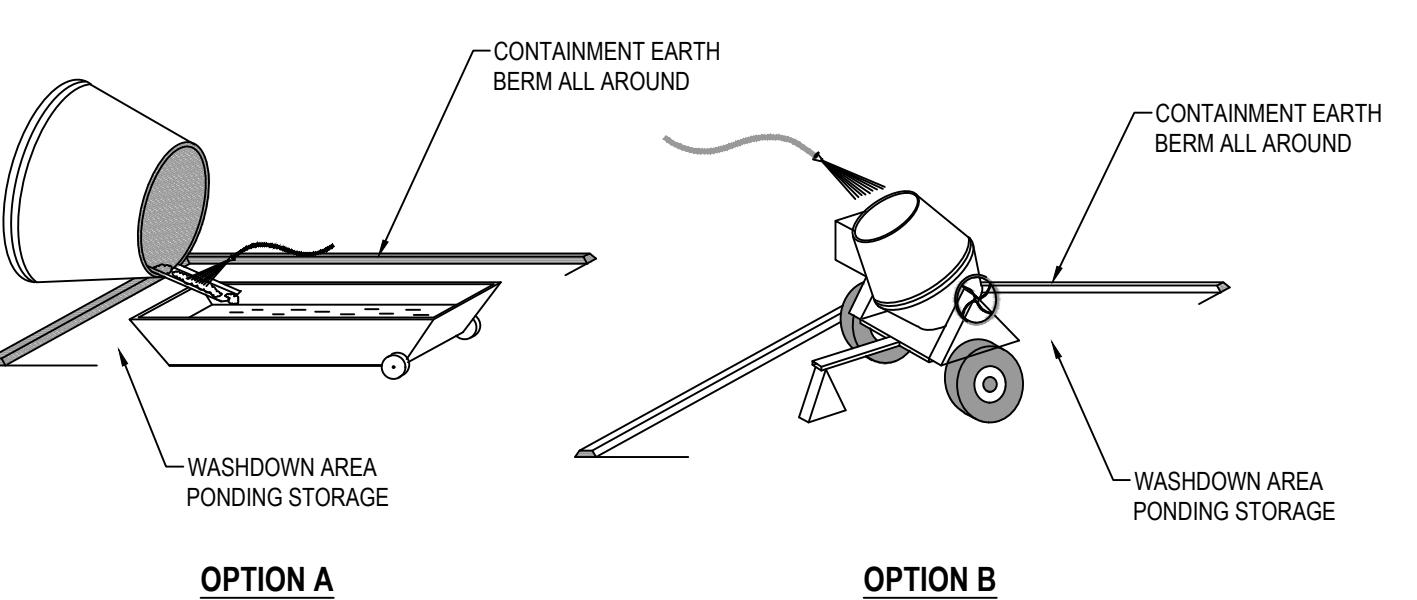
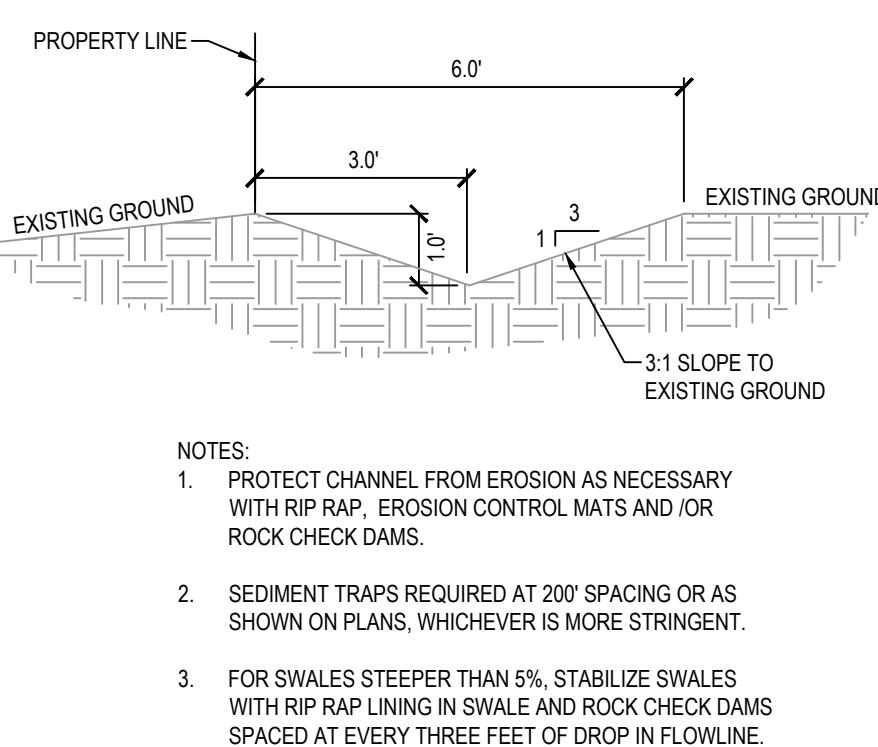
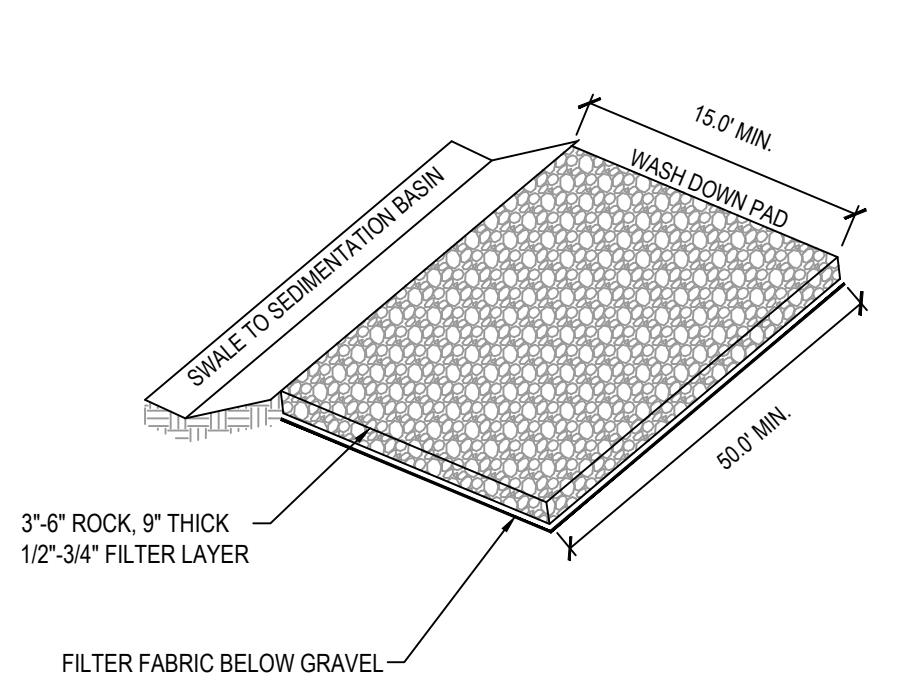
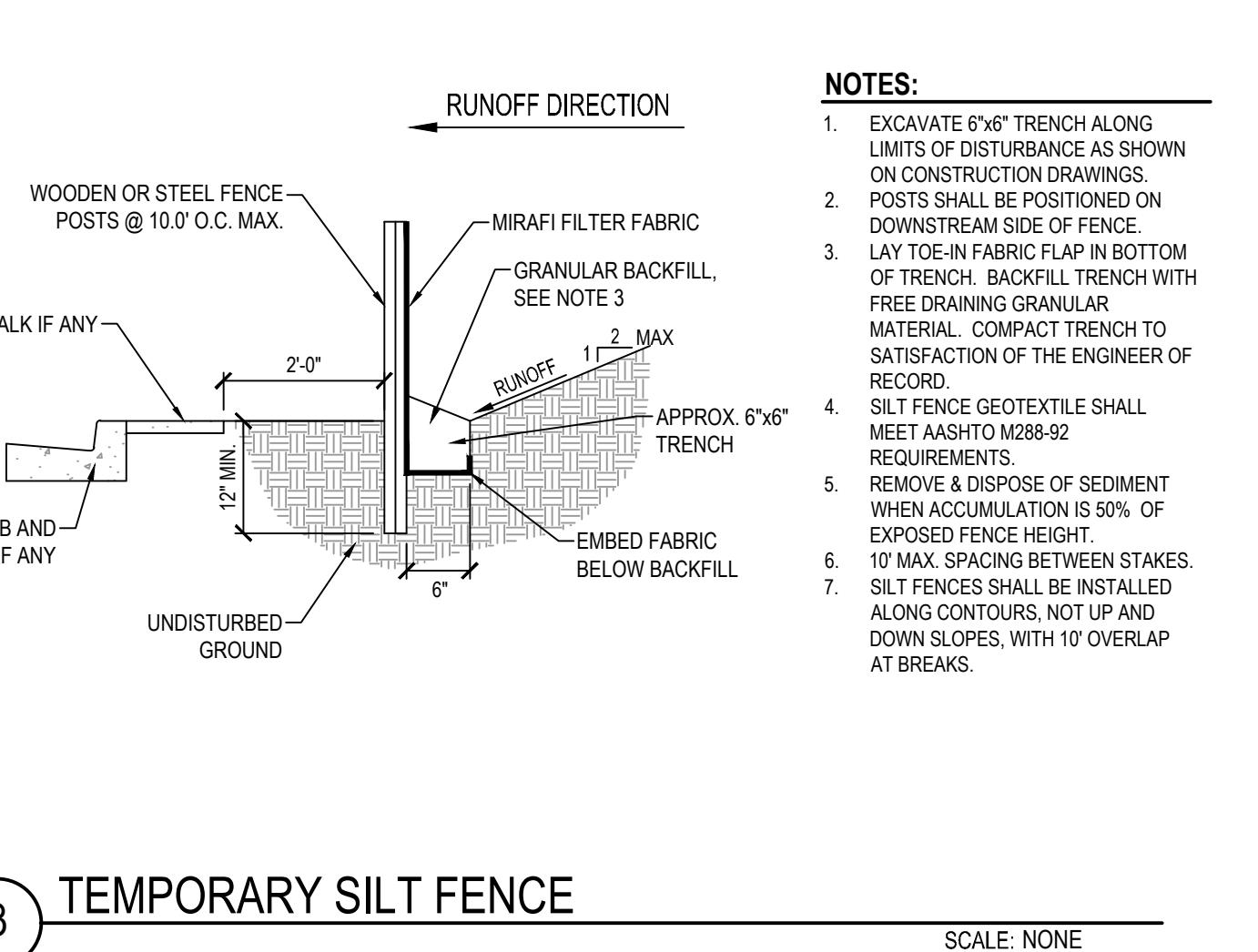
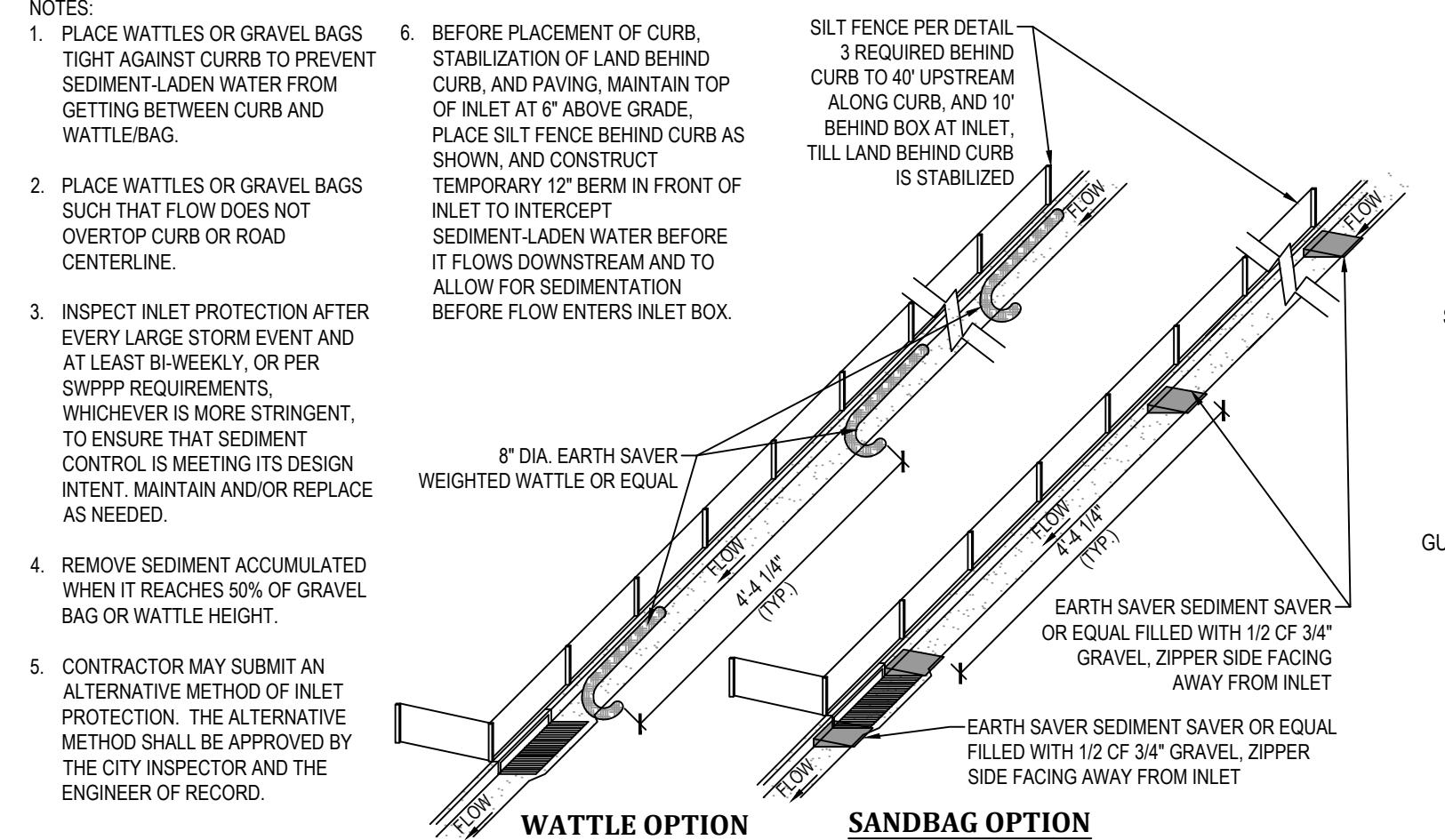
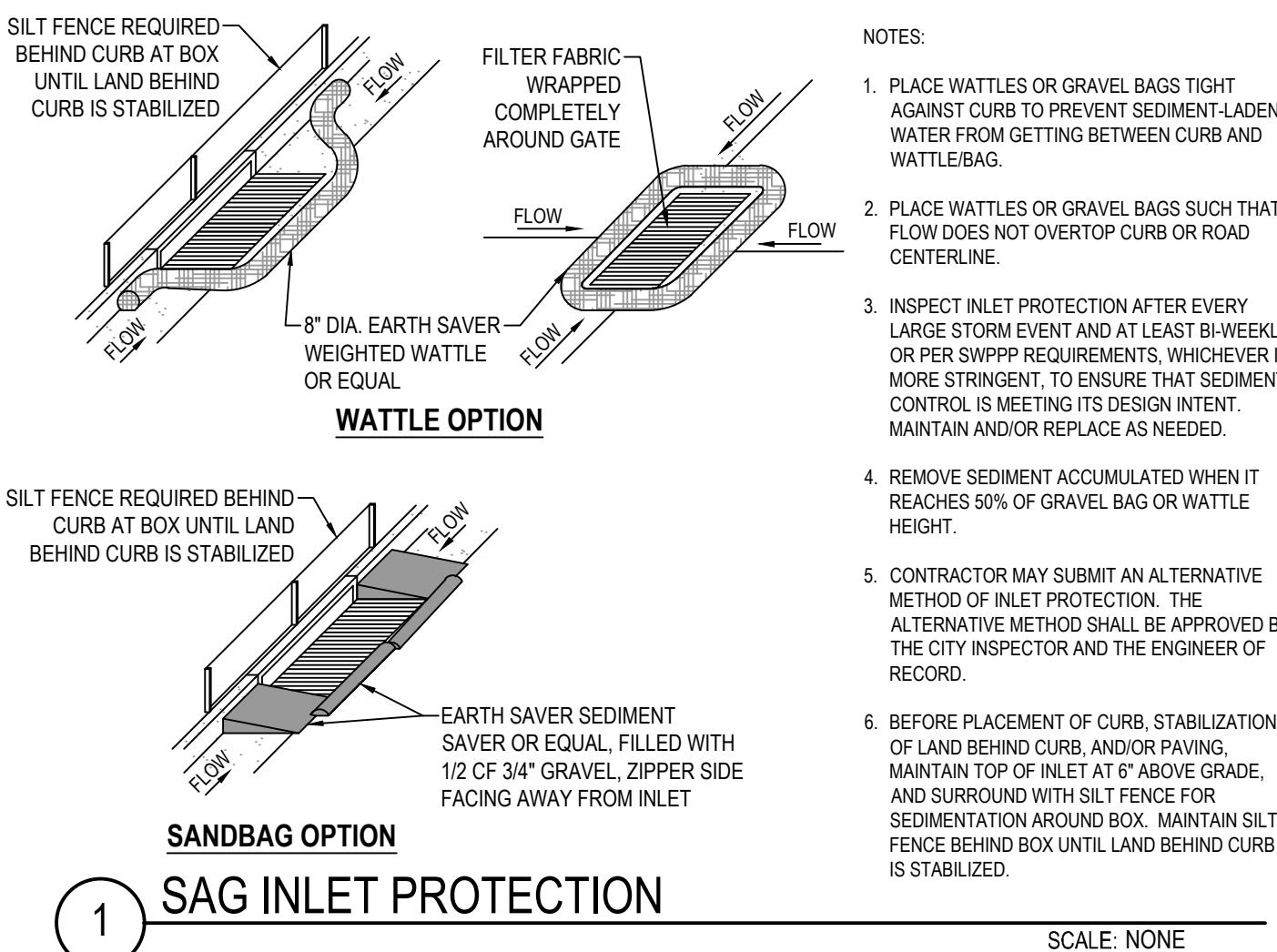
3000 WEST 200 SOUTH
WEST POINT, UTAH



DETAILS

PROJECT NUMBER 8315B
PRINT DATE 2025-06-11
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-600

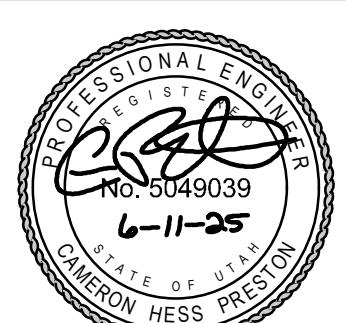


FOR:
OGDEN CLINIC
4390 HARRISON BOULEVARD
OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

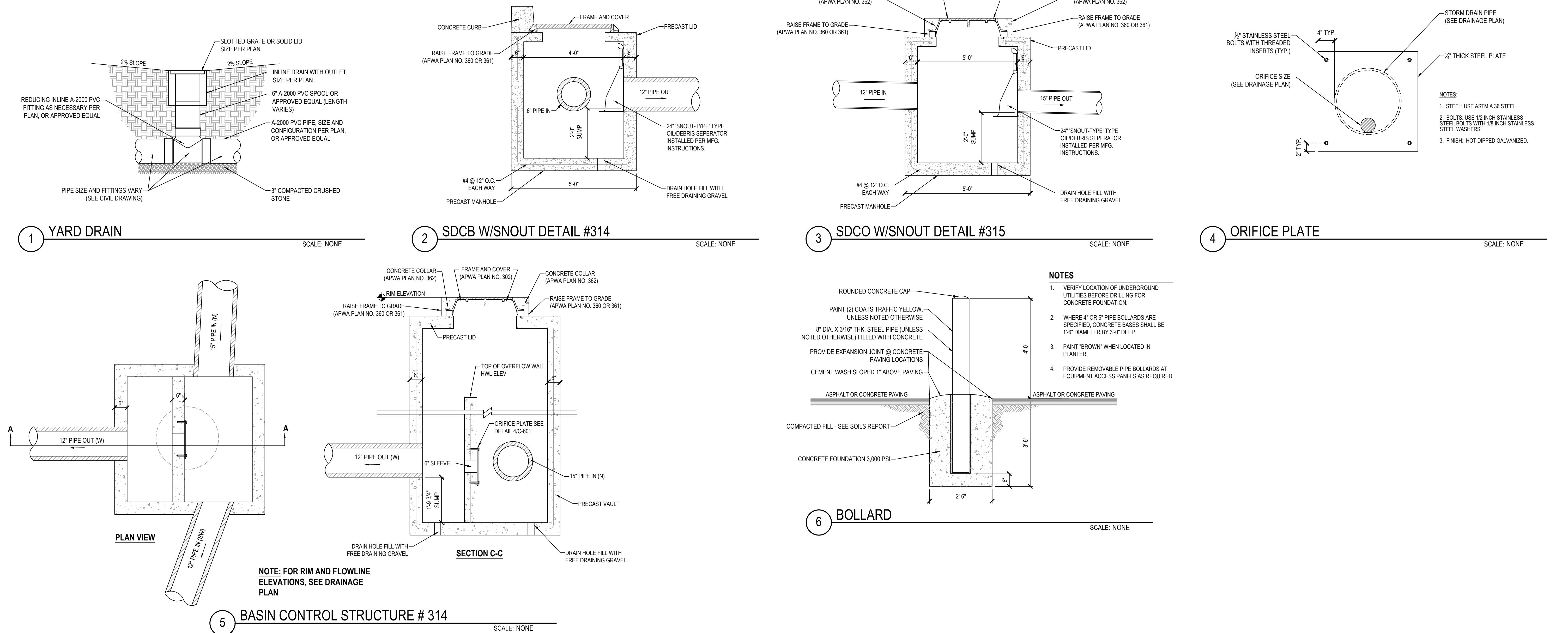


NO. DATE REVISION FOR REVIEW

DETAILS

PROJECT NUMBER 8315B PRINT DATE 2025-06-10
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

C-601



| PROJECT INFORMATION | |
|-------------------------------|--|
| ENGINEERED PRODUCT MANAGER | |
| ADS SALES REP | |
| PROJECT NO. | |



WEST POINT OGDEN CLINIC SITE PHASE 2

WEST POINT, UT, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-TERM LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING BACKFILL LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT², THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE SITE DESIGN ENGINEER SHALL APPROVE THE STRUCTURAL EVALUATION BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST LOADS FOR PERMANENT DEAD LOAD AS DEFINED IN SECTION 12.12 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER, SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEALED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

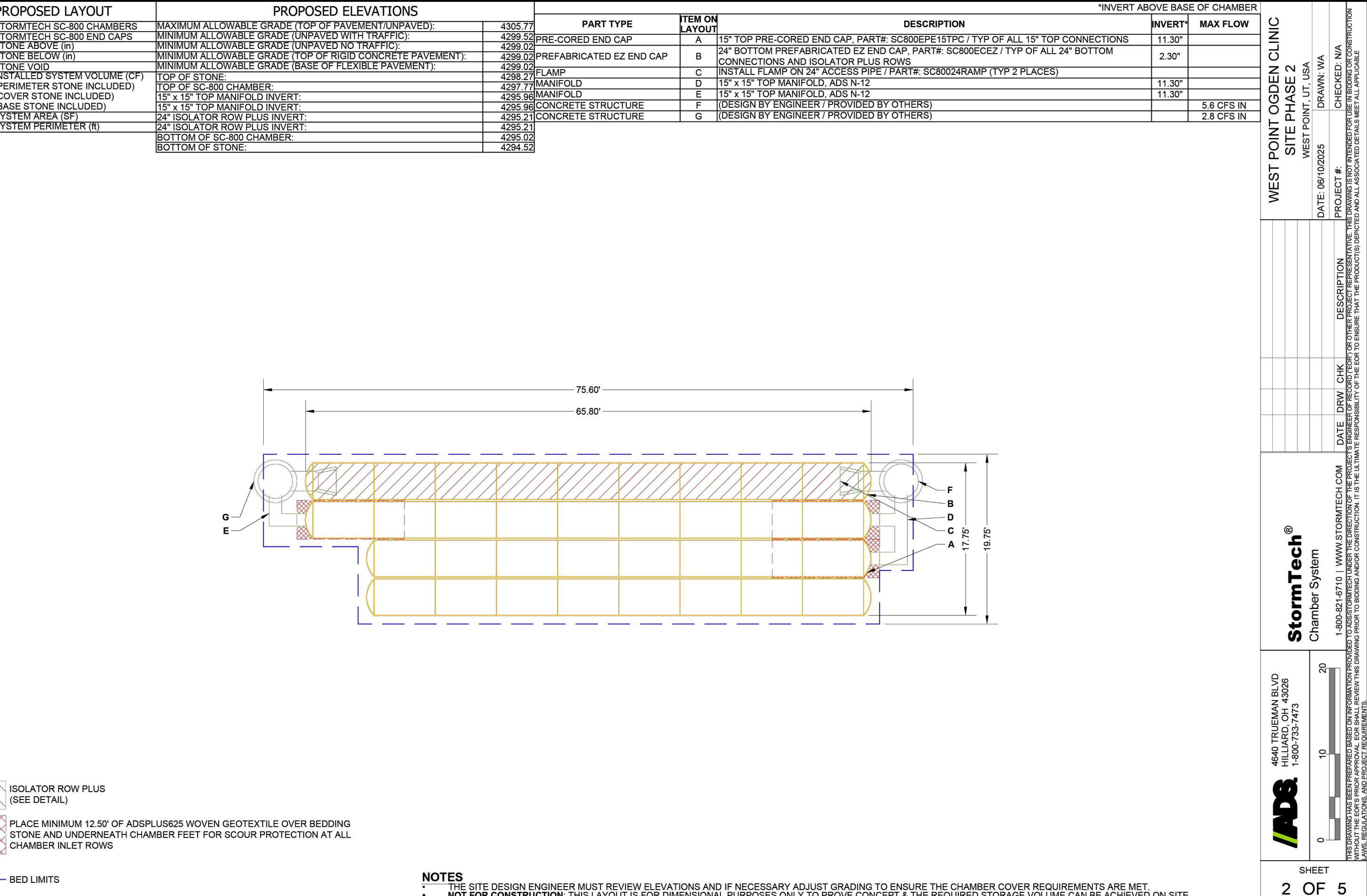
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EXCAVATOR OR DOZER OVER THE CHAMBERS.
 - NO UNDER-SIZED LOADS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

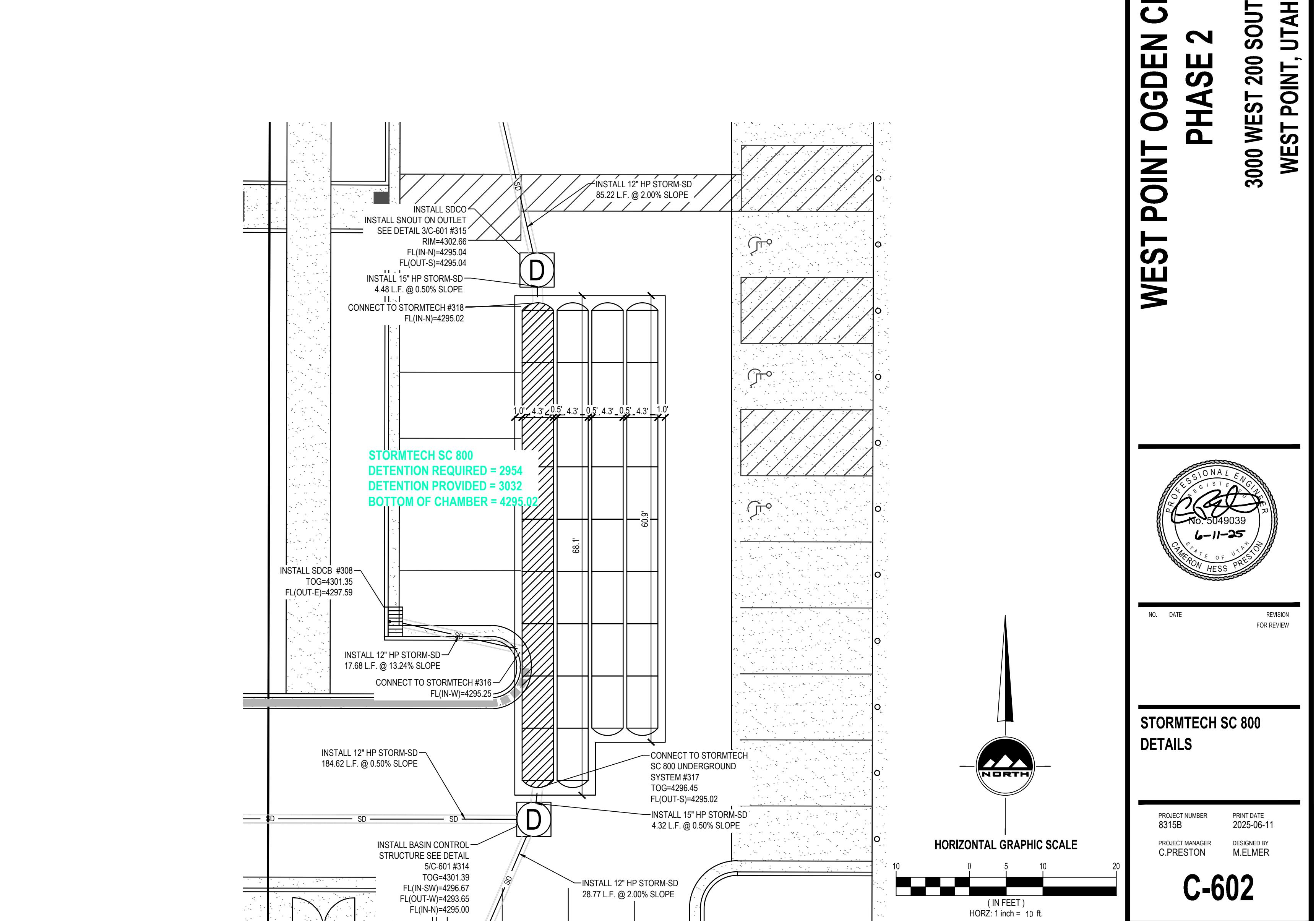
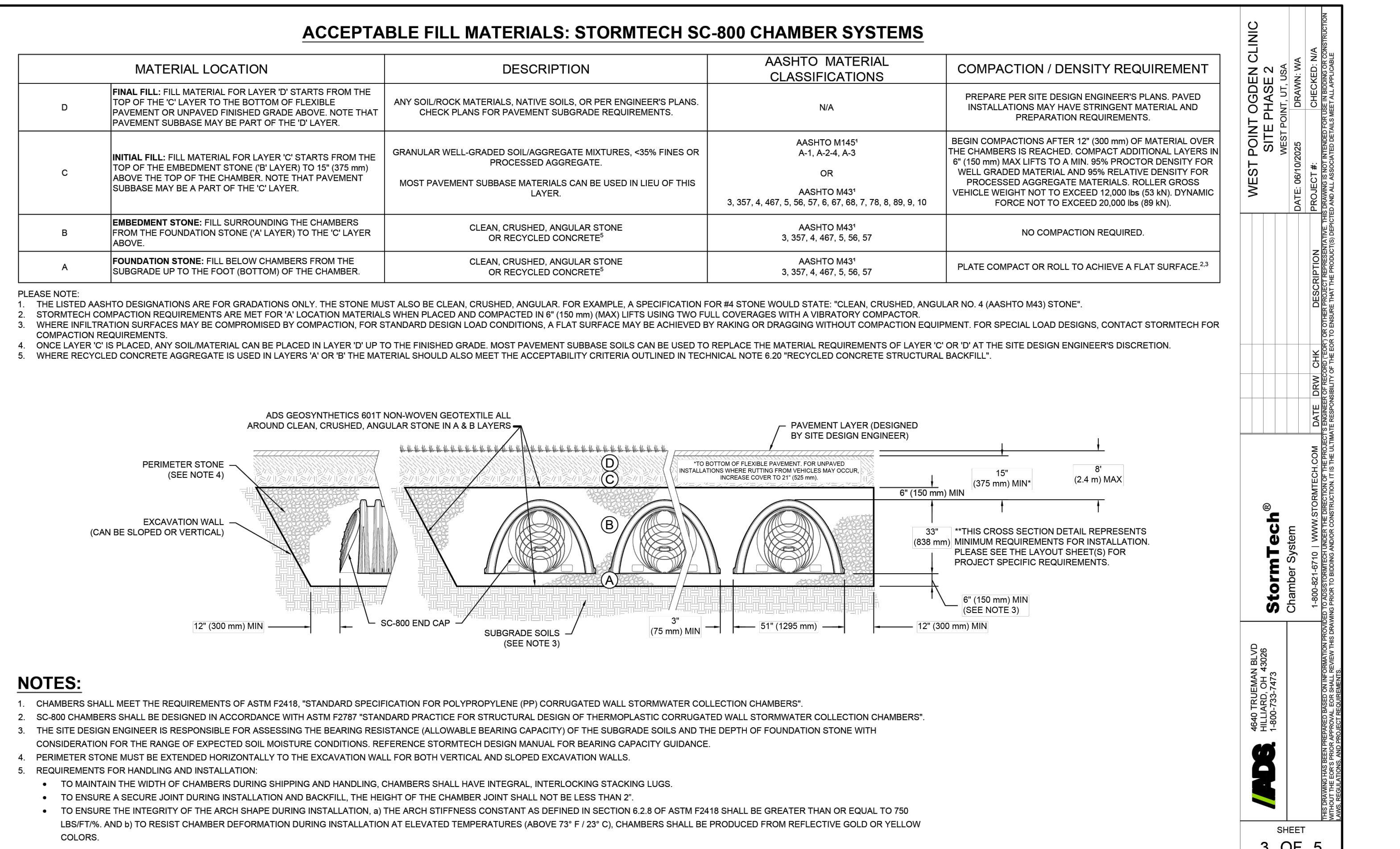
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

02205 ADS, INC.



WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH





THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
OGDEN CLINIC
4350 HARRISON BOULEVARD
OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

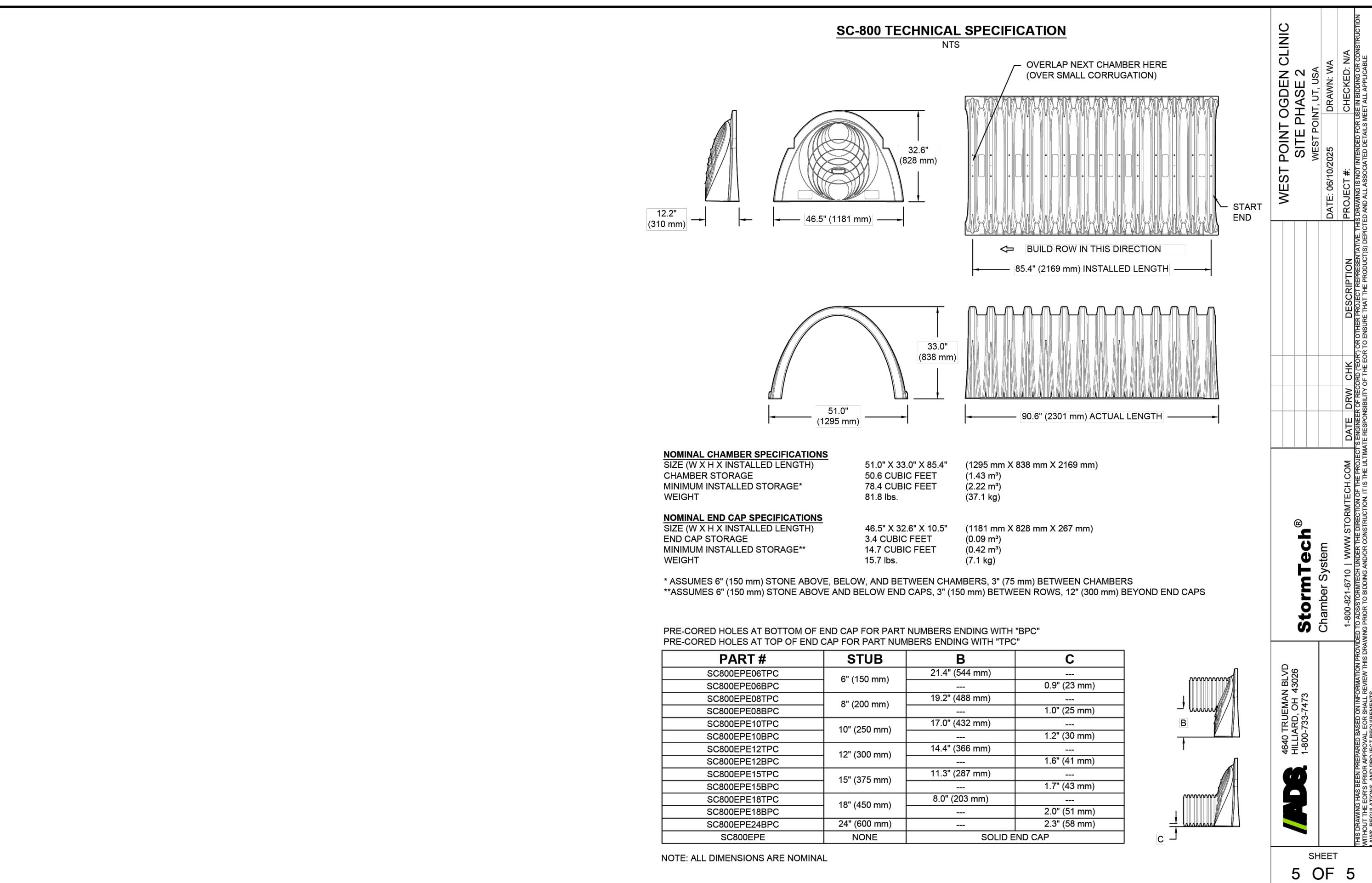
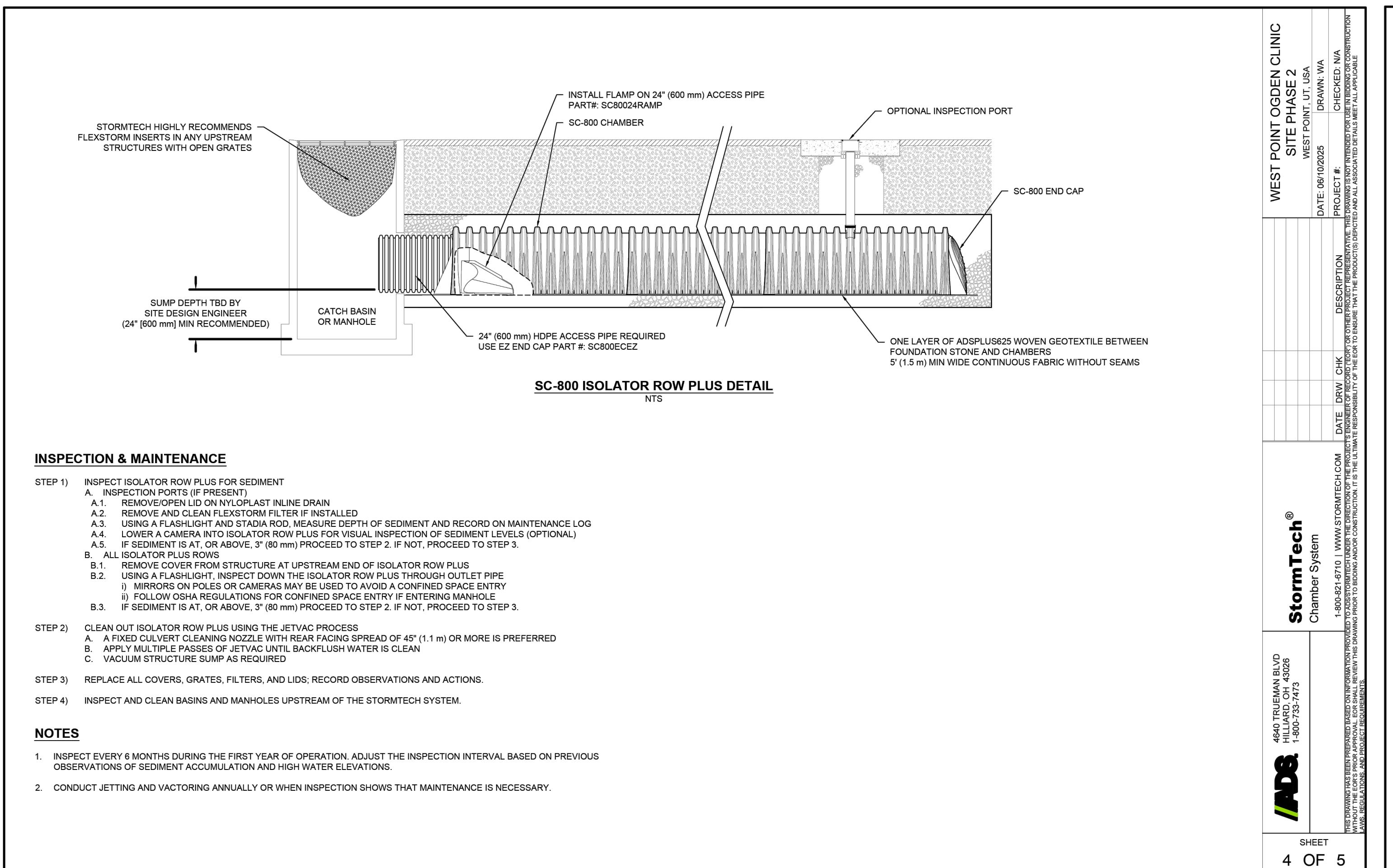


NO. DATE FOR REVIEW

STORMTECH SC 800 DETAILS

PROJECT NUMBER 8315B PRINT DATE 2025-06-11
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

C-603





GENERAL NOTES:

A SLOPE ALL GROUND SURFACE SURROUNDING THE EXTERIOR OF THE BUILDING AWAY FROM THE BUILDING IN ALL DIRECTIONS. MINIMUM SLOPE SHALL BE 12 INCHES IN THE FIRST 10 FEET FROM BUILDING

B WALKWAY SLOPE AT EXTERIOR DOORWAYS SHALL BE 2 PERCENT IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) FOR NOT LESS THAN 44 INCHES. ELSEWHERE THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 5 PERCENT. CROSS-SLOPE SHALL NOT EXCEED 2 PERCENT IN ANY INSTANCE

C ACCESSIBLE ROUTES SHALL HAVE A MINIMUM WIDTH OF 36" AND A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE. NOTE: AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 IS CONSIDERED A RAMP.

SHEET NOTES:

- (S1) ASPHALT PAVING AREA - SEE CIVIL DRAWINGS
- (S2) CONCRETE DRIVE - SEE CIVIL DRAWINGS
- (S3) CONCRETE CURB & GUTTER - SEE CIVIL DRAWINGS
- (S4) CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
- (S5) LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- (S6) HANDICAPPED ACCESSIBLE PARKING STALLS, SIGNAGE, & RAMP - SEE CIVIL DRAWINGS
- (S7) 3" WHITE PAVEMENT MARKING - SEE CIVIL DRAWINGS
- (S8) DUMPSTER & DUMPSTER ENCLOSURE - SEE DETAIL X/XXXX
- (S9) 6'-0" HIGH FENCE - SEE CIVIL DRAWINGS
- (S10) NEW DOWNSPOUT LOCATION (TIE INTO STORM DRAIN SYSTEM) - SEE CIVIL DRAWINGS & DETAIL XX/XXXX
- (S11) MONUMENT SIGN (BY OTHERS) - SEE DETAILS X/XXXX
- (S12) BIKE RACK - SEE CIVIL DRAWINGS AND DETAIL X/XXXX
- (S13) CONCRETE FILLED BOLLARD (PAINTED) - SEE DETAIL X/XXXX
- (S14) ELECTRICAL GEAR / EQUIPMENT - SEE ELECTRICAL DRAWINGS
- (S15) NEW PAVEMENT MARKING PER CITY STANDARDS - SEE CIVIL DRAWINGS
- (S16) FIRE HYDRANT LOCATION - SEE CIVIL PLAN
- (S17) GAS METER LOCATION - SEE CIVIL UTILITY PLANS
- (S18) PROPOSED KNOX BOX LOCATION - SEE INTERIOR ELEVATIONS & COORDINATE FINAL LOCATION w/ FIRE MARSHAL
- (S19) SITE ELECTRICAL LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS

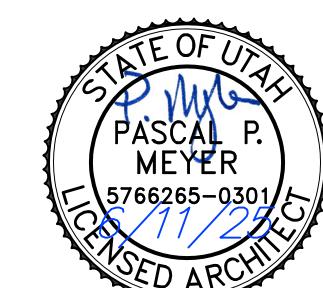
| SITE INFORMATION | |
|----------------------------|---|
| ZONING CODE | C-C (COMMUNITY COMMERCIAL) |
| LOT SIZE | 69,859 SQ. FT. (1.6 ACRES) |
| LOT 1' (EXISTING) | 13,626 SQ. FT. |
| LOT 2' (NEW) | 53,016 SQ. FT. (1.22 ACRES) |
| TOTAL BUILDING AREA | 26,851 SQ. FT. |
| BUILDING 1' (EXISTING) | 13,626 SQ. FT. |
| BUILDING 2' (NEW) | 15,325 SQ. FT. |
| PARKING | (2 PER 1,000 SQ. FT. PLUS 1 PER EMPLOYEE PER SHIFT) |
| BUILDING 1' (EXISTING) | 13,626 SQ. FT. X 0.002 + 1 EMPLOYEE PER SHIFT |
| BUILDING 2' (NEW) | 15,325 SQ. FT. X 0.002 + 3 EMPLOYEE PER SHIFT |
| STALLS REQUIRED | 122 STALLS |
| STALLS PROVIDED | 127 STALLS |
| ACCESSIBLE STALLS REQUIRED | 5 STALLS |
| ACCESSIBLE STALLS PROVIDED | 8 STALLS |
| GROSS BUILDING FOOTPRINT | 13,626 SQ. FT. |
| BUILDING (EXISTING) | 19.5% |
| LOT COVERAGE | |
| BUILDING (NEW) | 15,325 SQ. FT. |
| LOT COVERAGE | 28.9% |
| LANDSCAPING | |
| LOT 1' (EXISTING) | 12,892 SQ. FT. |
| LOT COVERAGE | 18.4% |
| LOT 2' (NEW) | 12,266 SQ. FT. |
| LOT COVERAGE | 23.1% |

OGDEN CLINIC
WEST DAVIS SPECIALTY CENTER

A PROPOSED EXPANSION FOR:

PROJECT

WEST POINT, UTAH 84015



SHEET TITLE
Architectural
Site Plan

REVISIONS

PROJECT: 24-017-01
DATE: January 2025
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET

A001

EXISTING
BUILDING
(13,626 SQ. FT.)

| | |
|------------------------------------|-------------------------------|
| 125 SOUTH STREET | 125 SOUTH STREET |
| PROPERTY LINE | PROPERTY LINE |
| EXISTING BUILDING (13,626 SQ. FT.) | NEW BUILDING (15,325 SQ. FT.) |
| PROPERTY LINE | PROPERTY LINE |
| PROPERTY LINE | PROPERTY LINE |

EXISTING
BUILDING
(13,626 SQ. FT.)

| | |
|------------------------------------|-------------------------------|
| 125 SOUTH STREET | 125 SOUTH STREET |
| PROPERTY LINE | PROPERTY LINE |
| EXISTING BUILDING (13,626 SQ. FT.) | NEW BUILDING (15,325 SQ. FT.) |
| PROPERTY LINE | PROPERTY LINE |
| PROPERTY LINE | PROPERTY LINE |

EXISTING
BUILDING
(13,626 SQ. FT.)

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| 125 SOUTH STREET | 125 SOUTH STREET |
| PROPERTY LINE | PROPERTY LINE |
| EXISTING BUILDING (13,626 SQ. FT.) | NEW BUILDING (15,325 SQ. FT.) |
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EXISTING
BUILDING
(13,626 SQ. FT.)

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|------------------------------------|-------------------------------|
| 125 SOUTH STREET | 125 SOUTH STREET |
| PROPERTY LINE | PROPERTY LINE |
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| PROPERTY LINE | PROPERTY LINE |

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BUILDING
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| 125 SOUTH STREET | 125 SOUTH STREET |
| PROPERTY LINE | PROPERTY LINE |
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| PROPERTY LINE | PROPERTY LINE |

EXISTING
BUILDING
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| PROPERTY LINE | PROPERTY LINE |

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|------------------------------------|-------------------------------|
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| PROPERTY LINE | PROPERTY LINE |

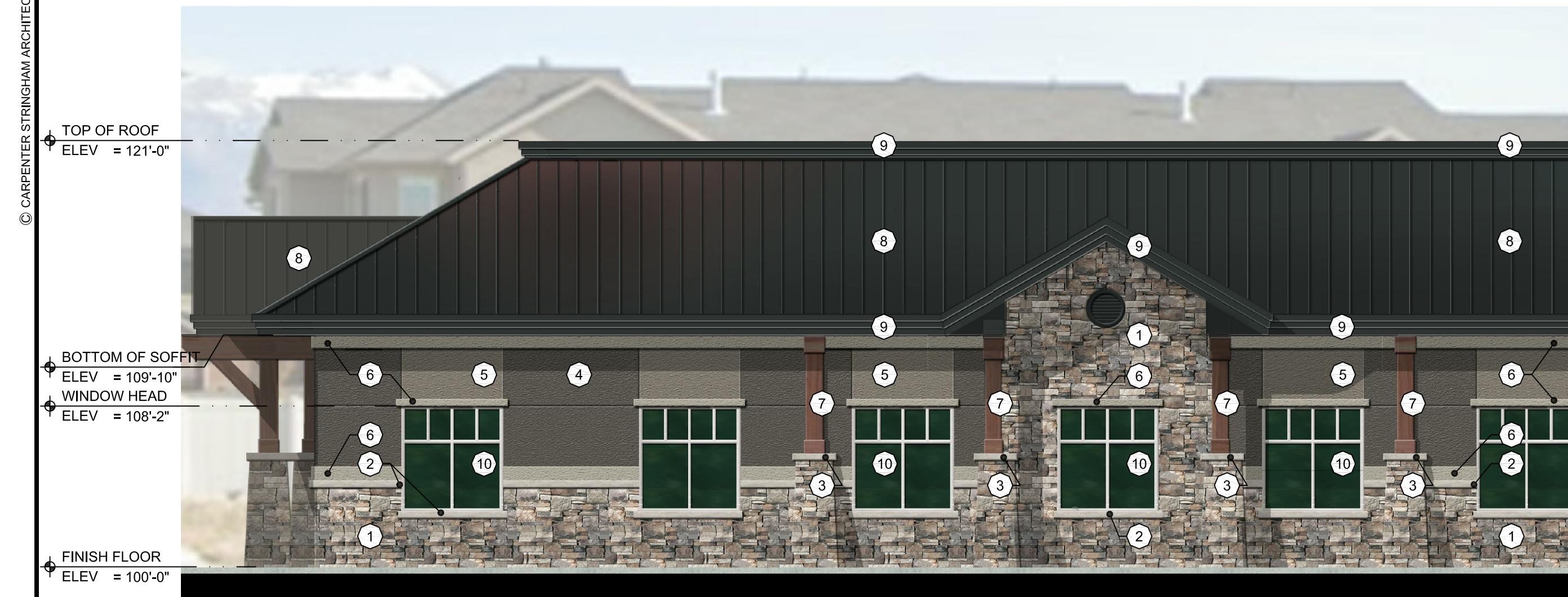
EXISTING
BUILDING
(13,626 SQ. FT.)

| | |
|------------------------------------|-------------------------------|
| 125 SOUTH STREET | 125 SOUTH STREET |
| PROPERTY LINE | PROPERTY LINE |
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| PROPERTY LINE | PROPERTY LINE |
| PROPERTY LINE | PROPERTY LINE |

EXISTING
BUILDING
(13,626 SQ. FT.)

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|------------------------------------|-------------------------------|
| 125 SOUTH STREET | 125 SOUTH STREET |
| PROPERTY LINE | PROPERTY LINE |
| EXISTING BUILDING (13,626 SQ. FT.) | NEW BUILDING (15,325 SQ. FT.) |
| PROPERTY LINE | PROPERTY LINE |
| PROPERTY LINE | PROPERTY LINE |

EXISTING
BUILDING
(13,



A PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



B PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



C PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

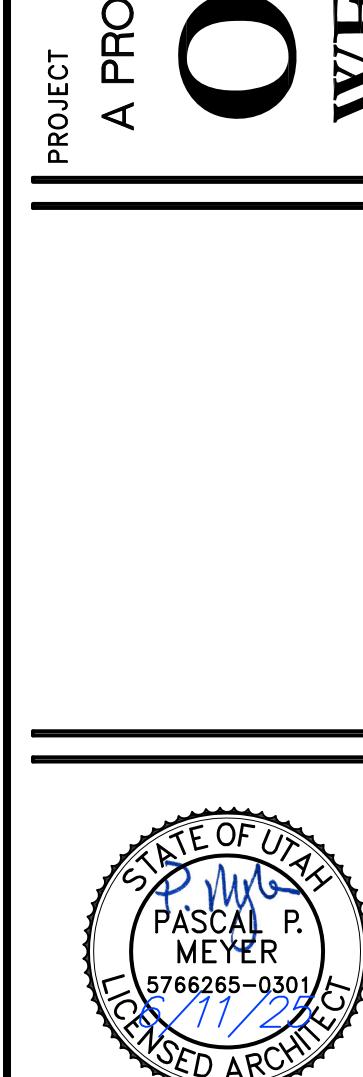
OGDEN CLINIC

WEST DAVIS SPECIALTY CENTER

A PROPOSED EXPANSION FOR:

145 SOUTH 2975 WEST

WEST POINT, UTAH 84075



Exterior Finish Schedule

REVISIONS

PROJECT: 24-017.01
DATE: January 2025
SCALE: As Shown
DRAWN BY: jom
CHECKED: ppm

SHEET

A210

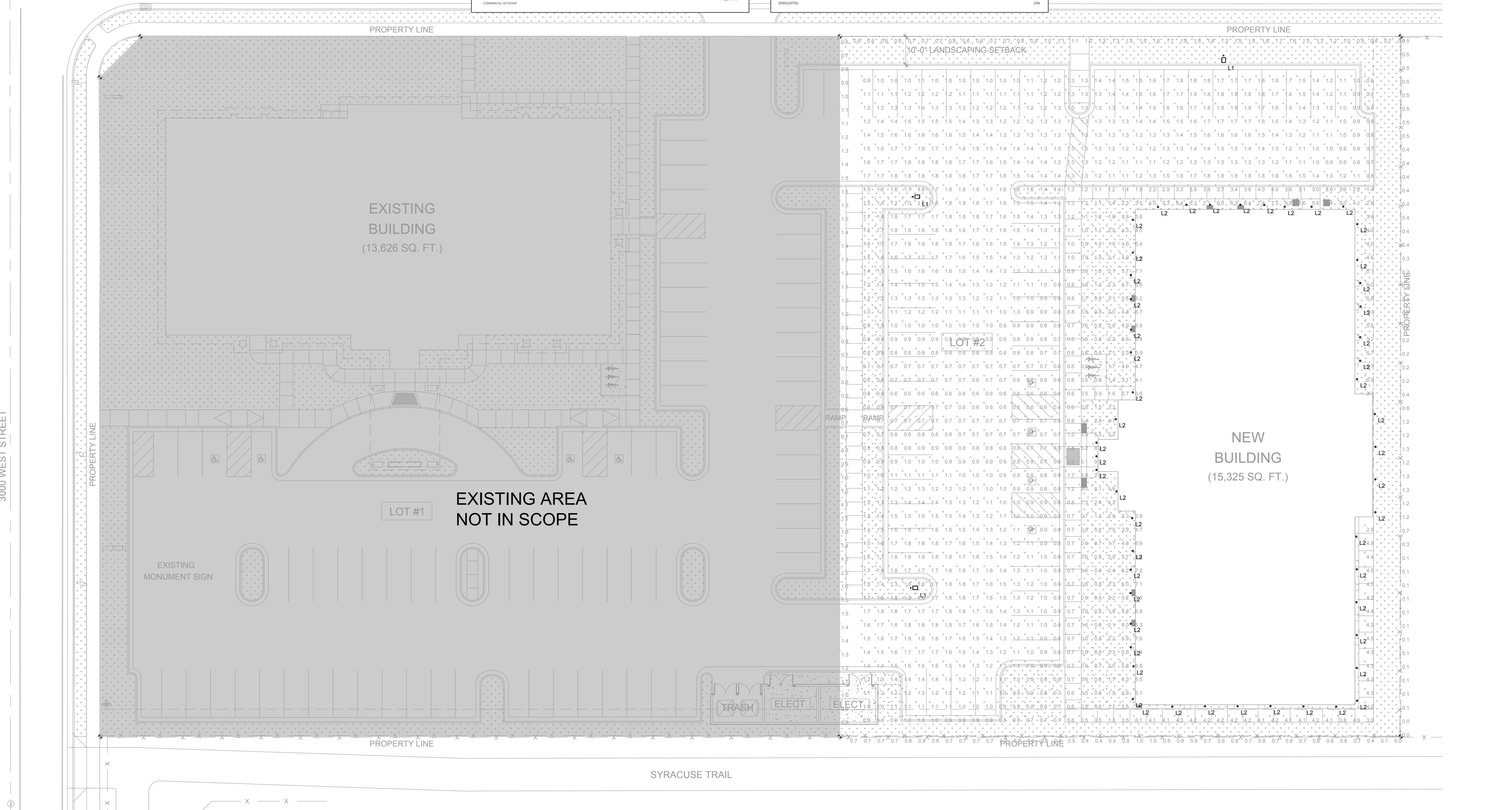
NOTE: PAINT HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT EIFS WALL FINISH COLORS

NOTE: PAINT CLEAR ANODIZED
• 1" INSULATED LOW-E GLAZING
• TINT: GREEN

NOTE: PAINT ALL COLUMNS AND
HEADERS ADJACENT TO
WINDOWS w/ MATCHING
BREAK METAL

12" X 12" DATILE TILE VENEER
• CONTINENTAL SLATE
• COLOR: ENGLISH GREY

STRUCTURAL STEEL CAP
• PAINTED BLACK



1
E801 ELECTRICAL SITE PHOTOMETRIC - FOR REFERENCE ONLY
SCALE: 1/16" = 1'-0"

SYRACUSE TRAIL

N



ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.

E801

CITY COUNCIL STAFF REPORT

Subject: PRUD Overlay Zone
Author: Bryn MacDonald
Department: Community Development
Date: August 5, 2025



Background

Staff is proposing to revise the Planned Residential Unit Development (PRUD) code. A PRUD overlay zone allows for flexible residential development with integrated amenities. These revisions shift the focus towards larger, more comprehensively planned developments for density increases, while smaller developments can still utilize the PRUD for design flexibility.

Staff presented the existing ordinance and its challenges, proposing a repeal and replacement with a revised PRUD ordinance. The City Council discussed the proposed changes during meetings on June 17 and July 1. The Council has now scheduled a public hearing to take resident input.

Process

Amendments to Title 17 Land Use and Development Code are legislative actions. In legislative matters, the Planning Commission and City Council have broad discretion, provided it can be demonstrated that their action will promote or protect the overall welfare of the community. Any amendments to the code require a public hearing and recommendation from the Planning Commission, before a final decision is adopted by the City Council. The Planning Commission had discussions on April 24 and May 8, 2025. A public hearing was held May 22, 2025. The PC recommended approval of the text change. The City Council must now hold a public hearing before making a decision.

The City Council held a public hearing on July 15, 2025. They can now approve, deny, or modify the request.

Analysis

The Planned Residential Unit Development (PRUD) overlay zone is designed to encourage efficient utilization of land through large-scale residential development by allowing flexibility in development standards to create more attractive residential areas. The PRUD zone may be applied as an overlay to R-1, R-2, and R-3 zones, and is not a standalone zoning district.

Current Code Summary

Currently, there is no minimum development size required to apply for a PRUD. Developers can obtain up to a 20% bonus density if they incorporate specified amenities. Flexibility in development standards is also available, and to achieve it, developers must include a minimum of 5% of the listed amenities.

New Code Summary

The proposed revisions introduce the following key changes:

- Density requests are limited to properties 10 acres or larger, with a minimum set of enhancements required to qualify for the density.

- Properties under 10 acres are only eligible for flexibility, with the aim of improving smaller projects' design while preserving existing density and must still meet the minimum improvement standards.
- Development standards that apply to all PRUDs regardless of the size will include:
 - Perimeter fencing (vinyl or equivalent)
 - Architectural standards (specific exterior materials, no vinyl siding)
 - Street trees

The Planning Commission held a public hearing on May 22, 2025. There was one public comment regarding wetlands being used as open space. The code does not allow sensitive lands, such as wetlands, to count as open space towards the bonus density requirements.

Recommendation

The Planning Commission recommended approval of the proposed changes to West Point City PRUD code.

Attachments

Draft Ordinance

Draft 17.60.160 Code

ORDINANCE NO. 08-05-2025A

AN ORDINANCE REPEALING WEST POINT CITY CODE 17.60.160 PLANNED RESIDENTIAL UNIT DEVELOPMENT OVERLAY (PRUD) AND ADOPTING 17.60.160 PLANNED RESIDENTIAL UNIT DEVELOPMENT OVERLAY

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City”) desires to repealing West Point City Code 17.60.160 PRUD Overlay Zone and adopting a new 17.60.160 PRUD Overlay Zone; and

WHEREAS, a public hearing was duly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the City Council has duly considered said amendments; and,

WHEREAS, the City Council, after due consideration of said amendments, has concluded that it is in the best interest of the City and the inhabitants thereof that said amendments be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

Section One: Repeal of Existing Chapter

The existing Chapter 17.60.160 Planned Residential Unit Development Overlay (PRUD) of the West Point City Code is hereby repealed.

Section Two: Adoption of New Provisions

Section 17.60.160 Planned residential units development overlay (PRUD) of the West Point City Code is adopted to read as contained in Exhibit A, attached hereto and incorporated by this reference.

Section Three: Ordinances to Conform with Amendments

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City Code to bring the text into conformity with the changes adopted by this Ordinance.

Section Four: Severability

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

Section Five: Effective Date

This Ordinance shall take effect immediately upon passage and adoption and publication

of a summary as required by law.

DATED this 5th day of August, 2025.

WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

Casey Arnold
City Recorder

EXHIBIT A

17.60.160 Planned residential unit development overlay (PRUD).

A. *Purpose.* The purpose of the planned residential unit development (PRUD) overlay is to encourage imaginative and efficient utilization of land through large-scale residential development and provide a greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units. These provisions are intended to create more attractive and desirable environments within the residential areas of West Point City.

B. *Use Table.* See use table section, WPCC [17.60.050](#). If a use is not specifically designated, then it is prohibited.

1. Uses permitted in the PRUD zone shall be limited to those listed as permitted uses by the provisions of the underlying zone with which the PRUD zone has been combined.
2. *Use in Combination.* The PRUD overlay zone shall only be used in combination with existing R-1, R-2 and R-3 underlying residential zones. The provisions of the PRUD create flexibility to the provisions of the zone with which it is combined. The PRUD zone shall not be applied to a land area as an independent zone and shall be shown on the zoning map in parentheses next to the zone in which it is combined.

C. *Minimum Size.* There is no minimum development size required to apply for a PRUD. However, any proposed PRUD with an area of less than ten (10) acres shall only be eligible for flexibility from the requirements of the underlying zone, and shall not be eligible for additional density. A proposed PRUD with ten (10) acres or greater may have flexibility from the underlying zone requirements and also qualify for additional density based on the requirements outlined in this chapter.

D. *Approval Procedures.*

1. *Procedure.* The PRUD overlay zone shall be approved as a rezone by ordinance of the city council, after a recommendation is provided by the planning commission, and following the same process as other zoning amendments pursuant to Chapter [17.00](#) WPCC in conjunction with a site plan as described below. The site plan shall include the following:

- a. A general layout of all proposed lots.
- b. A tabulation of the total acreage of the site, and the percentages thereof to be designated for various uses, i.e., parking, residential units, open space, streets, etc.

- c. Detailed description of proposed density calculations and bonus amenities as defined in subsection [\(G\)](#) of this section.
 - d. Proposed circulation pattern, including public streets and pedestrian paths.
 - e. Parks, common open spaces, playgrounds, and other public or private recreation facilities and improvements proposed within the planned residential unit development.
 - f. The general location of all dwellings and other structures in the PRUD and building densities per gross acre, including tables or graphs showing the percentages of each dwelling type being proposed.
 - g. A landscaping plan showing what areas are to be landscaped and what types of plants and materials are to be used.
 - h. Elevation drawings or perspective drawings of all building types proposed within the PRUD. Elevation drawings for single family can be conceptual and provide examples of the types of housing being proposed. Elevation drawings for attached or multi-family buildings shall be specific and show the exact structures being proposed.
 - i. If an HOA is proposed, provide a draft of the declaration of covenants, conditions, and restrictions for review and to assure their compliance with the provisions of this code.
2. If the PRUD is proposed to be developed in phases, the preliminary site plan shall also show phase boundaries. Each phase shall be of such size, composition, and arrangement so that construction, marketing, and operation of each phase is feasible as a unit, independent of any subsequent phases.
3. A PRUD shall be in single ownership and control or under option to purchase by an individual or a corporate entity at the time of application, or the application shall be filed jointly by all owners of the property.
4. *Approval Criteria.* Submittal of an application for a zoning amendment for a PRUD overlay zone shall not guarantee that the zone or site plan will be approved. After review of the zoning amendment and site plan, the planning commission shall forward a recommendation to the city council. The city council may approve the zoning amendment and development plan if it finds the proposed PRUD overlay zone and associated site plan:
 - i. Implement clear concepts contained in the general plan; and

- ii. Meet the purpose and intent of this chapter; and
- iii. Provide superior site design and increased amenities as set forth in this chapter.

5. *Subdivision Required.* An application for preliminary subdivision approval may be initiated after the city council has voted in favor of the proposed overlay zone request. Compliance with the requirements of this chapter does not exempt an applicant from meeting the requirements of Chapter [17.130](#) WPCC (Subdivisions) except as may be modified pursuant to the provisions of this chapter.

6. *Approval Expiration.* An applicant that has received the PRUD overlay zone and a development plan approval must file a complete final plat application within 12 months from the date of the approval and rezone. Upon request from the applicant, the community development director or designee may grant a one-time 12-month extension for filing a final plat. If no completed final plat application has been submitted before the time of expiration the property may be rezoned by the city council to remove the PRUD overlay zone.

E. Development Standards

All PRUD proposals, regardless of the size of the development, shall comply with the following development standards in order to achieve flexibility from the underlying zone.

- 1. The development standards for any lot in the PRUD zone shall be the same as in the underlying zone in which the lot is located except as modified by this article and an approved site plan.
- 2. *Fencing.* Perimeter fencing shall be required in all PRUD overlay zones. Fencing shall be vinyl or an upgrade from vinyl. Chain link fencing shall not be allowed.
- 3. *Architecture.* All development in a PRUD shall comply with the following architectural standards:
 - a. Exterior materials must comply with one of the following three options:
 - i. 40 percent brick, rock or stone, with the remainder of the front façade to be fiber cement board or stucco.
 - ii. 30 percent brick, rock, or stone on the front of the home with a three-foot wainscot of matching brick, rock, or stone on both sides of the home.
 - iii. All hardie-board or equivalent fiber cement board product on the entire home.
 - b. All homes will have a minimum 2 car garage.

- c. No vinyl siding will be allowed.
- 4. *Street Trees.* Trees shall be provided along all streets, either in the park strip or in the front yard. Trees shall be at least two-inch caliper and shall be located at least every 50 feet. The developer shall establish an escrow account to ensure that the trees are provided to each lot owner at the time they install their front yard landscaping.
- 5. *Lot Area and Width:* A PRUD shall not be subject to the lot width, lot area, or setback requirements of the underlying zone in which the development is located. Lot area, widths, and setbacks shall be shown on the approved site plan.
- 6. *Access.* Access shall be required as described in Chapter [17.130](#) WPCC.
 - a. Public streets, sidewalks, curb/gutter and other street facilities shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.
 - b. Private streets, sidewalks, curb/gutter and other street facilities are only allowed to provide access to attached patio home units as allowed in the R-3 zone and shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.
 - c. A homeowners' association shall be responsible for maintenance, repair, and replacement of private streets, including curb, gutter, and sidewalks.
- 8. *Common Areas.* Unless otherwise approved by the city council, common open space that is provided shall be devoted to landscaping, preservation of natural features, and recreational areas. Common open space may be distributed throughout the PRUD and need not be in a single large area. Developments that include sensitive lands such as the FEMA floodplain, wetlands or other sensitive features may only include such sensitive lands as open space when they have been designed as an integral part of the project.
- 9. *Maintenance Plan.* In order to maintain a visually appealing development, the developer shall provide a maintenance plan for the upkeep of open space or other landscaped amenities within the development. If any open space or other landscaped amenities exist that are owned in common, a homeowners' association (HOA) shall be required. In the event that the HOA does not maintain the open/common space and improvements as indicated at the time of approval, the city may perform the required maintenance or contract with a third party to perform the required maintenance and recover all costs from the HOA. The city shall provide written notice

to the HOA 30 days prior to performing any work. After the work is completed the city shall send a bill to the HOA for any costs associated with performing the work. If the HOA does not pay within 30 days, the city may issue a lien on the property. This provision shall be included in the developer's agreement.

F. *Density Calculations and Bonuses.*

The purpose of the density bonus is to provide an incentive to a development while enhancing the overall characteristics of the subdivision that are not allowed by the applicable underlying zone, and which otherwise would not be an option.

1. *Base Density.* Base density shall be determined by the underlying zone as set forth in the development standards tables found in WPCC [17.60.080](#), [17.60.090](#) and [17.60.100](#), the R-1, R-2, and R-3 zones of this title. Only development proposals with ten acres or greater may use the density bonus criteria outlined in this section to achieve additional density. The base density shall be calculated on the gross area of the site but shall not include sensitive lands as defined in this chapter.

2. *Density Bonus.* The city council, after receiving a recommendation from the planning commission, may authorize a density bonus up to a maximum of 10 percent above the base density. The bonus density shall be calculated on the gross area of the site, but shall not include sensitive lands as defined in this chapter. However, sensitive lands if properly improved may qualify as an amenity and count towards the required bonus. Density bonus shall be awarded according to the following list of bonus items. Each qualifying amenity or item shall be granted a percentage increase to the base density. Bonuses listed below that share common elements regardless of the subsection shall not be used together to create a greater bonus percentage.

3. *Development Standards.* All PRUD proposals, regardless of the size of the development, shall comply with the development standards listed in Section E of this chapter in order to achieve bonus density, even if no flexibility from the underlying zone is being requested.

4. *Criteria for Bonus Increase.*

a. *Affordable housing*

i. Providing homes that qualify as affordable housing as defined in Utah State Code 10-9a-403.2. To qualify, at least 25 percent of the homes in the development must qualify as affordable housing and be deed restricted to be owner occupied for a period of at least 10 years. The location of affordable housing in the city will be determined by

the City Council. Not all developments will be able to qualify for bonus density using this criteria.

b. *Enhanced Overall Design Theme*

- i. Fencing on all lots that is uniform in design and type and that is vinyl fencing or an upgrade from vinyl. Chain link fencing shall not be allowed.
- ii. Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong theme for the development and are utilized in highly visible locations within the development
- iv. Large special features which define the theme of the development and are utilized throughout the entire project

c. *Recreational Amenities.*

- i. The PRUD development includes a recreational amenity primarily for the use of the residents of the development. Recreational amenities include swimming pools, sports courts, spas, or other features as approved by the city council. The planning commission will recommend to the city council the points based on the benefit to the residents of the development, its size and the number of amenities in the development
- ii. *Development of a Playground or Park Area With Play Features or Picnic Areas.* To qualify, a minimum of five percent of the gross area of the development must be improved as park area.
- iii. Development of a common building which shall be used for meetings, indoor recreation, or other common uses as approved by the planning commission
- iv. Development of a trail system throughout the subdivision and connecting to adjacent trail systems where possible
- v. Dedication of land to the city for the development of a regional trail system
- vi. Dedication of land to the city for the development of all or a portion of a regional or community park as shown on the Parks Master Plan
- vii. Dedication of land and construction of all or a portion of a park or trail as shown on the Parks Master Plan

viii. Open space that is designed and improved (not leftover space between buildings) and flows uninterrupted through the entire development, linking dwellings and recreational amenities. Open space shall be improved with grass, shade trees, and a sprinkler system for the majority of the area. Open space areas shall not include areas that are occupied by buildings, lots, structures, parking areas or streets. Additionally, open space shall not include:

- a) Area between buildings and outside of platted lots and building pads unless part of an approved pedestrian circulation plan and at least 18 feet in width;
- b) Front, rear, and side yard setbacks; and
- c) Paved areas such as driveways, streets, and private sidewalks.

ix. A fee in lieu of open space may be provided if the following requirements are met:

- a) The fee in lieu of shall be determined by an appraised price per acre and the amount shall be approved by the City Council.
- b) The fee shall be designated as parks funds and shall be used to purchase or improve property for parks in other areas of the City.
- c) A portion of open space may be required to remain within the boundaries of the PRUD.

x. *Detention.* Storm water detention facility areas shall be designed and able to be used for recreation purposes, i.e., the grading and landscaping are carried out in such a manner that the use as a detention pond is not discernible

d. *Energy Efficiency.* All dwellings are designed with active, passive, or photovoltaic solar features.

e. *Civic Location.* Providing property to the City, school district, or other public entity for a future civic location, such as a city hall, school, or fire station. To qualify for density using this criteria the property must be given to the public entity and not purchased. Not all developments will be able to qualify for bonus density using this criteria.

f. *Other Amenities.* Other amenities may be approved by the city council as part of the rezone and site plan review.

H. *Common Space Subdivision Development Standards.* The development standards that are set forth in this section shall prevail over any contrary base zoning standards established in this title. The following standards shall apply and are still subject to the requirements set forth in Chapter [17.130](#) WPCC unless flexible deviations are granted as set forth in subsection [\(E\)](#) of this section and are included in a development agreement:

1. The following standards shall apply to common space subdivisions:
 - a. *Density.* Allowed density and bonus density for common space subdivisions shall conform with the standards set forth in this chapter.
 - b. *Open Space.* Due to the clustering of dwelling units within the common space subdivisions, there will naturally be open space remaining. The open space must be maintained as set forth in subsection [\(E\)\(9\)](#) of this section.
 - c. *Zones Allowed.* Common space subdivisions shall only be allowed in the R-2 and R-3 zones.
 - d. *Attached Units.* Dwelling units in this subdivision option may be clustered in common-wall construction only in the R-2 and R-3 zones. Common-wall construction in the R-2 zones shall be limited to only twin homes. Attached units in the R-3 zone shall be limited to twin homes or attached one-story patio homes.
 - e. *Private Streets.* Private streets, sidewalks, curb/gutter and other street facilities are only allowed to provide access to attached patio home units as allowed in the R-3 zone and shall meet the appropriate right-of-way widths and design requirements as required in the public works standard drawings.
 - e. *Multifamily.* All PRUDs that have attached units shall follow the standards set forth in WPCC [17.60.110](#), Multifamily residential R-5, which shall include, but not be limited to, landscaping, parking, and building design.

I. *Related Provisions.*

Chapter [17.00](#) WPCC, Administration and Enforcement.

Chapter [17.10](#) WPCC, Definitions.

Chapter [17.30](#) WPCC, Site Plan Review Standards.

Chapter [17.40](#) WPCC, Conditional Use Permits.

Chapter [17.70](#) WPCC, General Regulations.

Chapter [17.100](#) WPCC, Off-Street Parking and Loading.

Chapter [17.110](#) WPCC, Sign Regulations.

Chapter [17.120](#) WPCC, Lighting.

Chapter [17.130](#) WPCC, Subdivisions. [Ord. 08-17-2021B § 2 (Exh. A)].

CITY COUNCIL STAFF REPORT

Subject: New A-20 Agriculture Zone
Author: Bryn MacDonald
Department: Community Development
Date: August 5, 2025



Background

The City adopted a new General Plan in December 2024. In response to increasing development interest in the northwest area of the City, the Planning Commission and City Council began discussing land use and zoning strategies to help guide future growth in this area. As part of this review, a general plan map amendment was initiated. This included a new A-20 (Agricultural, Half-Acre) zoning district. The new zone was proposed to provide a transition between larger agricultural parcels and standard residential subdivisions.

During the Planning Commission's meetings on April 24th and May 8th, both the proposed General Plan Map changes and the creation of the new A-20 zoning district were discussed. The Planning Commission held a public hearing on May 22, 2025, regarding the general plan map changes and recommended approval. This included areas proposed for A-20 zoning. The Planning Commission held a public hearing on June 12, 2025, and recommended approval of the A-20 zone.

Process

Zoning text amendments are considered legislative actions, which allow for broad discretion by both the Planning Commission and City Council. A public hearing must be held before the Planning Commission can forward a recommendation to the City Council. The Council will then make the final decision. The Planning Commission held a public hearing on June 12, 2025, and recommended approval of the A-20 zone. The City Council must now hold a public hearing and can approve, deny, or modify the text change.

Analysis

The proposed A-20 zone would establish a new zoning district with the following characteristics (*The proposed text has been attached for review*):

- **Purpose:** The purpose of the A-20 (agricultural residential) zone is to provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping.
- **Density:** 1.7 units/acre
- **Minimum Lot Size:** 20,000 square feet/average lot size 21,780
- **Permitted Uses:**
 - Single-family residential
 - Accessory structures and home occupations
 - Farm Animals (including roosters)
- **Conditional Uses:**
 - Private dog Kennels
- **Development Standards:**
 - **Setbacks and Height:** Standards are proposed to reflect the larger lot sizes and to preserve open space character.
 - **Lot Coverage:** Intended to promote low-density, spacious lots while still allowing for functional home and yard designs.

The introduction of the A-20 zone gives the City a zoning tool that fits areas with planned sewer access but still desires to retain a semi-rural feel. It also reflects the intent of the updated General Plan to offer a diverse range of housing and lot sizes while respecting surrounding land uses.

At the meeting on July 1, 2025, the City Council discussed the proposed A-20 zone. The Council recommended a couple changes that staff has incorporated into the text. The code now has a minimum lot size of 20,000 square feet, and the additional requirement of an average lot size of 21,780 square feet. The lot frontage has been reduced to 85 feet, with an average lot frontage of 100 feet.

Recommendation

The Planning Commission recommended approval of the text change to create the A-20 zone.

Attachments

Ordinance

Draft Text Amendment

ORDINANCE NO. 08-05-2025B

**AN ORDINANCE AMENDING WEST POINT CITY CODE
TITLE 17 LAND USE AND DEVELOPMENT CODE
SECTION 17.60 CREATING A NEW A-20
AGRICULTURAL RESIDENTIAL ZONE**

WHEREAS, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City”) desires to amend Title 17 Land Use and Development Code section 17.60 of the West Point City Code; and

WHEREAS, a public hearing was duly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the City Council has duly considered said amendments; and,

WHEREAS, the City Council, after due consideration of said amendments, has concluded that it is in the best interest of the City and the inhabitants thereof that said amendments be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

Section One: Adoption of New Provisions

The attached section 17.60 of the West Point City Code is adopted to read as attached: (Strike through text indicates text being removed from the code, and underlined text indicates new additions).

Section Two: ORDINANCES TO CONFORM WITH AMENDMENTS

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City Code to bring the text into conformity with the changes adopted by this Ordinance.

Section Three: Severability

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

Section Four: Effective Date

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law.

DATED this 5th day of August, 2025.

WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

Casey Arnold
City Recorder

Chapter 17.60

ESTABLISHMENT AND DESIGNATION OF ZONES

Sections:

- 17.60.010** **Zones established and Zoning Map.**
- 17.60.020** **Application of zoning regulations.**
- 17.60.030** **Rules for interpretation of zoning boundaries.**
- 17.60.040** **Designation of zone(s) upon annexation.**
- 17.60.050** **Table of land use regulations.**
- 17.60.060** **A-5 agricultural and farm industry zone.**
- 17.60.070** **A-40 agricultural zone.**
- 17.60.075** **A-20 agricultural residential**
- 17.60.080** **R-1 residential zone.**
- 17.60.090** **R-2 residential zone.**
- 17.60.100** **R-3 residential zone.**
- 17.60.105** **R-4 residential neighborhood zone.**
- 17.60.110** **R-5 multifamily residential zone.**
- 17.60.120** **R-6 multifamily residential zone.**
- 17.60.130** **Professional office zone (P-O).**
- 17.60.140** **Limited commercial (L-C), neighborhood commercial (N-C), community commercial (C-C) and regional commercial zone (R-C).**
- 17.60.150** **Research/industrial park (R/IP).**
- 17.60.160** **Planned residential unit development overlay (PRUD).**

17.60.010 Zones established and Zoning Map.

A. For the purposes of this title, all the land within the incorporated boundaries of West Point City is hereby divided into the following zones which are shown on the zoning map of West Point City which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this title:

A-40

Agricultural Zone

| | |
|-------------|---|
| A-5 | Agricultural and Farm Industry Zone |
| <u>A-20</u> | <u>Agricultural Residential</u> |
| R-1 | Residential Zone |
| R-2 | Residential Zone |
| R-3 | Residential Zone |
| R-4 | Residential Neighborhood Zone |
| R-5 | Multifamily Residential Zone |
| R-6 | Multifamily Residential Zone |
| P-O C | Professional Office Zone |
| L-C | Limited Commercial |
| N-C | Neighborhood Commercial |
| C-C | Community Commercial |
| R-C | Regional Commercial |
| R/IP | Research/Industrial Park Zone |
| PRUD | Planned Residential Unit Development Overlay Zone |

17.60.050 Table of land use regulations.

A. *Glossary and Requirements.*

P = Permitted Use (P). A site plan application might be required as outlined in Chapter

17.30 WPCC.

AC = Administrative Conditional Use (AC). A site plan application with an administrative staff review is required.

PC = Planning Commission Conditional Use Review (PC). A site plan application with planning commission review is required.

B. If a use is not specifically designated below, then it is prohibited.

| LAND USE ZONES | A-5 | A-40 | <u>A-20</u> | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| Agricultural Uses | | | | | | | | | | | | | | | |
| 1. Agriculture – Crop Production | P | P | <u>P</u> | P | P | P | P | P | P | P | P | P | P | P | P |
| 2. Intensive Commercial Agricultural Operations | AC | AC | | | | | | | | | | | | | |
| 3. Farm Animals | P | P | <u>P</u> | P | P | AC | | | | | | | | | |
| 4. Accessory Building (small) up to 1,200 sq. ft. | P | P | <u>P</u> | P | P | P | P | P | P | P | P | P | P | P | P |
| 5. Accessory Building (medium) 1,201 – 1,449 sq. ft. on a lot under 15,000 sq. ft. | AC | AC | <u>AC</u> | AC |
| 6. Accessory Building (large) 1,5000 sq. ft. + | PC | PC | <u>PC</u> | PC | PC | PC | PC | PC | PC | | | | | | |
| 7. Accessory Building (side yard) | AC | AC | <u>AC</u> | AC | AC | AC | AC | AC | AC | | | | | | |
| 8. Animal Enclosures | P | P | <u>P</u> | AC | AC | AC | | | | | | | | | |
| 9. Beekeeping (apiary) | P | P | <u>P</u> | P | P | P | | | | | | | | | |
| 10. Kennels, Private > 2 Dogs | PC | PC | <u>PC</u> | | | | | | | | | | | | |

| LAND USE ZONES | A-5 | A-40 | <u>A-20</u> | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 11. Agricultural Subdivision | P | P | <u>P</u> | | | | | | | | | | | | |
| Residential Uses | | | | | | | | | | | | | | | |
| 1. Dwelling, Single-Family | P | P | <u>P</u> | P | P | P | P | P | P | | | | | | |
| 2. Twin Home | | | | | | | | | P | | | | | | |
| 3. Minor Home Occupations (see WPCC 17.70.140) | AC | AC | <u>AC</u> | AC | AC | AC | AC | AC | | | | | | | |
| 4. Major Home Occupations (see WPCC 17.70.140) | PC | PC | <u>PC</u> | PC | PC | PC | PC | PC | | | | | | | |
| 5. In-Home Daycare/Preschool (see WPCC 17.70.140) | PC | PC | <u>PC</u> | PC | PC | PC | PC | PC | | | | | | | |
| 6. Townhomes, Duplexes, Patio Homes, Single Story or Stacked Flat Condominiums | | | | | | | P | P | | | | | | | |
| 7. Dwelling, Multiple Unit | | | | | | | | PC | | | | | | | |
| 8. Internal Accessory Dwelling Units (see WPCC 17.70.060) | P | P | <u>P</u> | P | P | P | | P | | | | | | | |

| LAND USE ZONES | A-5 | A-40 | A-20 | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 9. Detached Accessory Dwelling Units (see WPCC 17.70.060) | PC | PC | PC | PC | PC | PC | | | | | | | | | |
| 10. Attached Accessory Dwelling Units (see WPCC 17.70.060) | PC | PC | PC | PC | PC | PC | | | | | | | | | |
| 11. Residential Subdivision (including a model home as a permitted use after the preliminary plat is approved) | P | P | P | P | P | P | P | P | P | | | | | | |

Institutional/Quasi-Public

| | | | | | | | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|----|----|---|----|----|----|----|
| 1. Cemetery | PC | | | | | | |
| 2. Religious Places of Worship and Support Facilities | P | P | P | P | P | P | P | P | P | | P | P | P | P | P |
| 3. Commercial Day Care Center and/or Preschool | | | | | | | | | | PC | | PC | AC | AC | AC |
| 4. Senior Care Facilities/Nursing Homes | | | | | | | | | | PC | | PC | PC | PC | PC |
| 5. Private/Quasi-Public/Charter School | P | P | P | P | P | P | P | P | P | | P | P | P | P | P |

| LAND USE ZONES | A-5 | A-40 | A-20 | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 6. Utility Buildings and Structures, Electric Substations | PC | PC | PC | PC | PC | PC | PC | PC | PC | | PC | PC | PC | PC | PC |
| 7. Telecommunications Towers (see Chapter 17.90 WPCC for specific types), and Small Cell Installations.* *Monopole type only and only allowed on public property. | | | | PC* | PC* | PC* | PC* | PC* | PC | PC | | PC | PC | PC | PC |
| 8. Public Utilities (including substations). Shops and Storage Yards, and Public Buildings | P | P | P | P | P | P | P | P | P | P | | P | P | P | P |
| 9. Public Water Reservoir/Public Storage Tank | P | P | P | P | P | P | P | P | P | P | | P | P | P | P |
| 10. Group Homes in Residential Structure | P | P | P | P | P | P | P | P | P | | | | | | |
| Entertainment/Recreation Uses | | | | | | | | | | | | | | | |
| 1. Golf Course (public and private) | P | P | P | | | | | | | | | | | | |
| Automobile-Related Uses | | | | | | | | | | | | | | | |

| LAND USE ZONES | A-5 | A-40 | <u>A-20</u> | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|--|-----|------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 1. Convenience Store | | | | | | | | | | | PC | PC | PC | PC | PC |
| 2. Vehicle Repair, Limited | | | | | | | | | | PC | | | | | |
| General Retail/Commercial/Hospitality | | | | | | | | | | | | | | | |
| 1. Retail Shops/Services (under 10,000 sq. ft.) | | | | | | | | | | | PC | PC | PC | PC | PC |
| 2. Mid-Box Retail (10,001 – 80,000 sq. ft.) | | | | | | | | | | | PC | PC | | | |
| 3. Big Box Retail (80,001 sq. ft. and larger) | | | | | | | | | | | | PC | | | |
| 4. Financial Institutions | | | | | | | | | PC | | PC | PC | PC | PC | PC |
| 5. Restaurants, Bars, Including Fast Food | | | | | | | | | PC | | PC | PC | PC | PC | PC |
| 6. Professional Offices, Business Medical/Dental/Optical Office/Clinics and Laboratories | | | | | | | | | PC | | PC | PC | PC | PC | PC |
| 7. Private Instructional Studio – Artist, Photography, Dance, Music, Drama, | | | | | | | | | | PC | PC | PC | PC | | |

| LAND USE ZONES | A-5 | A-40 | A-20 | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|---|-----|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| Health, Exercise | | | | | | | | | | | | | | | |
| 8. Commercial Complex | | | | | | | | | | PC | | PC | PC | PC | PC |
| 9. Commercial/Industrial Subdivisions | | | | | | | | | | P | | P | P | P | P |
| 10. Signs (see Chapter 17.110 WPCC) | P | P | P | P | P | P | P | P | P | | P | P | P | P | P |
| 11. Firework Stands (temporary) (see Chapter 5.25 WPCC) | | | | | | | | | | | P | P | P | P | P |
| 12. Animal Clinic | | | | | | | | | | | | PC | | | |
| Commercial Related/Manufacturing | | | | | | | | | | | | | | | |
| 1. Light Manufacturing (within an enclosed building) | | | | | | | | | | | | | | PC | PC |
| 2. General Manufacturing | | | | | | | | | | | | | | | PC |
| 3. Contractor Storage Yard | | | | | | | | | | | | | | | PC |
| 4. Self-Storage Units | | | | | | | | | | | | | | | PC |
| 5. Warehouse | | | | | | | | | | | | | | | PC |

| LAND USE ZONES | A-5 | A-40 | <u>A-20</u> | R-1 | R-2 | R-3 | R-5 | R-6 | R-4 | P-O | L-C | N-C | C-C | R-C | R/I-P |
|---|-----|------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| 6. Open Storage for Recreational Vehicle, Boat and Trailer | | | | | | | | | | | | | | | P |
| 7. Office or Retail Shop/Warehouse | | | | | | | | | | | | | | PC | PC |
| 8. Sexually Oriented Businesses (see Chapter 5.50 WPCC) | | | | | | | | | | | | | | | PC |
| 9. Cannabis Facilities: Cultivation, Processing, and Pharmacies | | | | | | | | | | | | | | | P |

17.60.070 A-20 agricultural residential zone.

A. Purpose. The purpose of the A-20 (agricultural residential) zone is to provide rural residents the flexibility of having large lots that promote and preserve some agriculture with farm animal keeping.

B. Use Table. See use table section, WPCC 17.60.050. If a use is not specifically designated, then it is prohibited. All uses listed in the use table and that require a building permit shall also require a site plan application.

C. Development and Building Standards.

1. Subdivision Requirements. In addition to the following standards, all lots (including single lots) shall be approved and developed in accordance with the standards found in the subdivision ordinance, Chapter 17.130 WPCC.

2. A-20 Lot Standards Tables. The following standards apply to all buildings in the A-40 zone:

| <u>Lot Size and Minimum Dimensions</u> | |
|--|---------------|
| <u>Maximum Density (units per acre)</u> | <u>1.7</u> |
| <u>Min. Lot Area (sq. ft)</u> | <u>20,000</u> |
| <u>Average Lot Area (sq ft)</u> | <u>21,780</u> |
| <u>Min. Frontage</u> | <u>85'</u> |
| <u>Average frontage</u> | <u>100'</u> |
| <u>Min. Depth</u> | <u>100'</u> |
| <u>Principal Structure</u> | |
| <u>Min. Front Yard Setback</u> | <u>30'</u> |
| <u>Min. Front Yard Setback Arterial Street</u> | <u>40'</u> |

| | |
|---|--|
| <u>Min. Side Yard Setback (one side)</u> | <u>10' (total of 20' for both sides)</u> |
| <u>Min. Side Yard Corner Lot</u> | <u>20'</u> |
| <u>Min. Side Yard Corner Lot Arterial Street</u> | <u>30'</u> |
| <u>Min. Rear Yard Setback (see WPCC 17.70.020 for encroachment standards)</u> | <u>30'</u> |
| <u>Min. and Max. Height</u> | <u>(See WPCC 17.70.020)</u> |
| <u>Min. Size of Dwelling</u> | <u>(see WPCC 17.70.020)</u> |

Accessory Buildings

| | |
|---------------------------------|-----------------------------|
| <u>Animal Enclosures</u> | <u>(see WPCC 17.70.100)</u> |
| <u>Accessory Buildings</u> | <u>(see WPCC 17.70.030)</u> |
| <u>Accessory Dwelling Units</u> | <u>(see WPCC 17.70.060)</u> |

Fencing and Landscaping

| | |
|--------------------|-----------------------------|
| <u>Fencing</u> | <u>(see WPCC 17.70.050)</u> |
| <u>Landscaping</u> | <u>(see WPCC 17.70.040)</u> |

Towers and Flagpoles

| | |
|----------------------------------|------------|
| <u>Max. Height for Flagpoles</u> | <u>40'</u> |
|----------------------------------|------------|

3. Animal Enclosures. All pens, corrals, barns, coops, stables and other similar structures to keep animals or fowl shall be located not less than 150 feet from a public street and not less than 100 feet from all dwellings on adjacent lots; unless the enclosing structure is on a corner lot, in which case the structure shall be located not less than 150 feet from a public street on one side and 25 feet from the other public street. All pigs shall be kept at least 200 feet from dwellings on adjacent lots. Also see WPCC 17.70.100.

4. Front Yard Landscaping. On lots over one-half acre in size, landscaping shall only be required on 100 feet of street frontage to the depth of the front yard setback.

D. Related Provisions. Chapter 17.00 WPCC, Administration and Enforcement.

Chapter 17.10 WPCC, Definitions.

Chapter 17.30 WPCC, Site Plan Review Standards.

Chapter 17.40 WPCC, Conditional Use Permits.

Chapter 17.70 WPCC, General Regulations.

WPCC 17.70.100, Farm animal regulations.

WPCC 17.70.140, Home occupations.

Chapter 17.100 WPCC, Off-Street Parking and Loading.

Chapter 17.110 WPCC, Sign Regulations.

Chapter 17.120 WPCC, Lighting.

Chapter 17.130 WPCC, Subdivisions. [Ord. 11-07-2023A § 1 (Exh. A); Ord. 08-17-2021B § 2 (Exh. A)].

17.70.100 Farm Animal Regulations

B. Animal Allowance. Farm animals held for noncommercial purposes are permitted solely in the agricultural A-5, and A-40, A-20, R-1, and R-2 zones as a permitted use and shall be an administrative conditional use in the R-3 zone for all animals except small animals which may include chickens, ducks, geese, pigeons, and rabbits, unless restricted by private development agreements, covenants, or other legally binding contracts. Roosters shall not be kept in any residential zone. Residents in the R-1, R-2, R-3 and R-45 zones with property not less than 5,000 square feet may, at

any time, keep and maintain a base number of no greater than six chickens, regardless of the size of their property, subject to the requirements of this section and any other applicable provisions of this code. The number of additional chickens shall be based on the same formula as other animals as follows:

CITY COUNCIL STAFF REPORT

Subject: Warranty – Craythorn Homestead 4
Author: Boyd Davis
Department: Engineering
Meeting Date: August 5, 2025



Background

The Craythorn Homestead Subdivision Phase 4 is located at 475 S 4375 W. The developer has completed all the required improvements, with exception of the sidewalk and slurry seal, and is now asking that the subdivision be placed on a one-year warranty.

Analysis

The subdivision has been inspected to ensure all the required improvements have been completed and are in good condition prior to beginning the warranty period. The subdivision will be placed on a one-year warranty as required by the State Code. The required guarantee amount will be retained in escrow for the duration of the warranty period.

Recommendation

It is recommended that the City Council place the Craythorn Homestead Subdivision Phase 4 on a one-year warranty.

Significant Impacts

None

Attachments

None

CITY COUNCIL STAFF REPORT

Subject: Warranty – Bennett Century Phase 2
Author: Boyd Davis
Department: Engineering
Meeting Date: August 5, 2025



Background

The Bennett Century Subdivision Phase 2 is located at 1100 N 4000 W. It was placed on warranty on January 16, 2024 and has completed the required one-year warranty period. The developer is requesting that it be removed from warranty.

Analysis

An inspection of the improvements in the Subdivision was done in anticipation of the end of the warranty period. A punch list of items that needed to be repaired/replaced before the end of the warranty period was given to the developer. All the items listed on the punch list have been completed.

Recommendation

Staff recommends that the Bennett Century Farms Phase 2 subdivision be removed from warranty.

Significant Impacts

None

Attachments

None



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
May 20th, 2025**

Mayor: Brian Vincent
City Council: Annette Judd, Mayor Pro Tem; Jerry Chatterton; Michele Swenson; Brad Lee; Trent Yarbrough
City Manager: Kyle Laws

Administrative Session
5:30 PM

Minutes for the West Point City Council Administrative Session held on May 20, 2025, at 5:30 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 840 3636 6227 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Trent Yarbrough, Council Member Michele Swenson, and Council Member Annette Judd

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; and Casey Arnold, City Recorder

EXCUSED: None

VISITORS PRESENT: PJ Roubinet and Mike Bastian. No sign-in is required for those viewing online.

1. Quarterly Financial Report – Mr. Ryan Harvey

Mr. Harvey presented the quarterly financial report, noting that revenues exceed expenditures across all funds, with all funds above 75% for the fiscal year. He highlighted a significant boost from interest rates in the PTIF fund, which has been ongoing for three to four years, keeping expenditures below budget. Recent budget amendments were incorporated, and general fund budgets are below the 75% mark, aligning well for the fiscal year-end in six weeks. Council Member Swenson raised a question about the cemetery fund, specifically a discrepancy between the budgeted \$223,000 and the year-to-date actual of \$16,000 for perpetual care. Mr. Harvey clarified that the budgeted amount reflects the fund balance, not revenue, resolving the confusion. No other concerns were raised.

The Council thanked Mr. Harvey for the quarterly report and for keeping the City in good financial standing.

2. Discussion Regarding the FY2025 Amended Budget & FY2026 Tentative Budget for West Point City & CDRA – Mr. Ryan Harvey

Mr. Harvey discussed the FY2025 amended budget and FY2026 tentative budget, focusing on capital projects and enterprise funds. He presented the capital project matrix, highlighting new additions for FY2026, including a \$10,000 increase for street materials due to prior overages, a new lawn mower purchase, and studies for sewer rates, sewer impact fees, stormwater, and transportation master plans for the annexation area. General fund surplus will primarily fund these projects. Council Member Swenson inquired about the 700 South project, confirming it involves a roundabout and collaboration with Syracuse City. For enterprise funds, Mr. Harvey outlined personnel cost adjustments (cost of living, benefits, merit increases) and noted a typo in the stormwater fund (\$6,300, not \$63 million). Additional FY2026 changes include a \$20,000 increase for water share purchases from Weber Basin, IT support costs for the Cale system, and a trench box purchase split across three funds for safety. The tentative budget will be adopted at the next meeting, with final approval in August if no truth-in-taxation is required.

Mr. Harvey also addressed a FY2025 budget amendment for an additional \$9,000 due to increased water share purchases from Weber Basin, prompted by developments like Thorne and Nelson. The Council discussed the process, noting that developers transfer water shares to the city, increasing annual costs covered by new customers. No further questions were raised.

Mr. Laws raised a question about a proposed full-time parks position discussed in the prior meeting. With the tentative budget pending, he sought confirmation on proceeding with hiring now, noting that there were two strong candidates in the recruitment process for the currently vacant position, and there would be sufficient budget due to hire that position now due to a six-week vacancy in the open position. Council Member Chatterton supported hiring promptly to secure qualified candidates, citing park demands. The Council agreed to move forward with hiring, confident in the budget allocation.

The Council thanked Mr. Harvey for his presentation and will continue the discussion regarding the City's budget over the next several meetings.

3. Discussion Regarding an Interlocal Agreement with Syracuse City and Davis County for the Construction of 700 S – Mr. Boyd Davis

Mr. Davis presented draft interlocal agreements for the 700 South road project (3500 W to 4000 W), involving widening, piping a ditch, and adding curb and gutter on the north side, funded by a Davis County grant requiring a 20% match (\$605,000 maximum, split equally with Syracuse City at 10% each). West Point will lead the project and pay upfront, with Syracuse reimbursing later. A second agreement involves Davis County contributing approximately \$150,000 for piping their storm drain facility, with West Point paying upfront and seeking reimbursement. The project has begun, with trees cleared and pipe delivery underway. Council Member Chatterton confirmed the \$605,000 as the maximum match, and Mr. Davis noted that the bids received are lower than the grant, suggesting costs may be less. Council Member Swenson clarified that only curb and gutter, not sidewalk, will be added on the north side, with sidewalk existing on the south (Syracuse) side, which Mr. Davis confirmed.

The Council had no further concerns and will consider approval of the agreements in a future meeting.

4. Discussion Regarding a Proposed PRUD Overlay Zone on Property Located at Appx. 2350 N 5000 W (Lone Pine Development) – Mrs. Bryn MacDonald

Mrs. MacDonald presented a proposed PRUD overlay zone for the Mike Bastian property (Lone Pine Development) at 2350 N 5000 W. The property, currently zoned R-1, seeks a PRUD overlay to allow a 16% density bonus, resulting in 213 lots at 2.56 units per acre, compared to a maximum of 219 lots at a 20% bonus. The proposal operates under the city's existing PRUD code, as a new code is pending and will be reviewed next month. The applicant initially considered amending the general plan but, after discussions with the Planning Commission, opted for the PRUD overlay to maintain the R-1 zoning while achieving flexibility in density and design.

The proposed development includes lots with a minimum size of 10,000 square feet and widths averaging 95 feet, though some are as narrow as 85 feet, compared to the R-1 standard of 100 feet. The lots range from 10,000 to 16,000 square feet, with central lots adjusted to 95-87 feet wide to accommodate varied housing types, such as ramblers requiring wider lots. The site plan includes two access points: one at 5000 W and another at 4500 W, with potential adjustments pending development of adjacent southern properties to share a single access point. The Planning Commission recommended approval with three conditions: (1) removal of lot 49 to create a 0.33-acre usable open space adjacent to the road, suitable for a playground or similar amenity; (2) adoption of architectural standards consistent with Whitesides and Bennett subdivisions, requiring either 40% brick or stone (with 3-foot wainscoting on sides if 30% brick is used) or 100% Hardy board with rock accents; and (3) capping the density bonus at 16%.

The density bonus is justified by three amenities: (1) dedication of a 0.5-acre regional trail (up to 10% density bonus per the PRUD code), (2) 3.6 acres of additional open space surrounding the trail, and (3) the aforementioned architectural standards. The trail, part of the city's parks master plan, runs along a drainage slew and connects to a future UDOT trail and an existing trail on Mike Hatch's adjacent property. The trail is positioned above the slew's bank on flat, non-wetland land, suitable for future development as a maintained trail or park space. The open space, totaling 3.6 acres, includes a 0.33-acre parcel near the road (from the removal of lot 49), ideal for a playground or bike track, and additional open areas along the trail, enhancing usability compared to narrow trail corridors. Mrs. MacDonald emphasized the value of this dedication, noting that without it, the developer could extend lots to the slew, eliminating trail opportunities.

Council Member Chatterton questioned the density bonus allocation, noting the PRUD code allows up to 20% total (10% for trails, 15% for other amenities like open space, though only one category can be used per amenity type). Mrs. MacDonald clarified that the proposal uses 10% for the trail and 6% from the "other amenities" category for the open space and architectural standards, though the Council could reallocate (e.g., 15% for open space, 1% for standards). Council Member Swenson asked about infrastructure, confirming the property's proximity to 5000 W ensures sewer and storm drain systems can gravity-flow to existing lines, aligning with ongoing annexation studies. The Council discussed trail maintenance, with Mr. Bastian confirming the land would be cleared

and leveled before dedication, leaving development (e.g., grass, playground) to the city. Council Member Yarbrough inquired about the open space's usability, noting the 0.33-acre parcel could support a large playground and potentially include a fire pit or bowery.

Mr. Bastian explained his shift from an earlier plan with higher density (3.6-3.7 units per acre, including smaller lots for starter homes) due to market challenges. Inflation, projected 6% increases in construction costs, and sewer capacity limitations made guaranteeing affordable prices for smaller homes unfeasible over the project's four-to-five-phase timeline. The revised plan aligns with current market demands for larger homes, similar to Castle Creek's successful projects. He confirmed no wetlands or FEMA floodplain issues affect the trail area. Council Member Chatterton raised concerns about traffic from the 5000 W access, noting connectivity to 1800 N and the future extension of the West Davis Corridor.

The Planning Commission received three public comments that were in regards to the trail's timeline and responsibility for construction, reflecting community interest in trail access, and also concerns about the increased traffic. Mrs. MacDonald noted that adjacent property development would extend the trail southward. The Council agreed the trail and open space justify the density bonus, valuing the rare opportunity to secure regional trail land.

A public hearing was scheduled for the next meeting, with no development agreement required, as the concept plan would be tied to the approval of the PRUD overlay zone.

5. Discussion Regarding the Small Area Plans – Mrs. Bryn MacDonald

Mrs. MacDonald presented two small area plans for the commercial core (north of SR 193, behind Smiths) and main street area (north of SR 193, near the golf course). As part of the update to the General Plan, the city consulted with Downtown Redevelopment Services to create these two small area plans that are intended to help guide future growth and development in these areas as development occurs. She emphasized that these are conceptual plans and intended as a guide for landowners. The commercial core includes big-box retail (e.g., Target, Chick-fil-A), limited apartments, townhomes, and single-family lots (5,000-6,000 square feet near commercial, larger elsewhere). The main street plan features a civic center (rec center, performing arts), a 7-acre passive park (e.g., farmer's market, amphitheater), smaller lots (6,000-7,000 square feet) near the golf course, and larger lots (2-3 units per acre) buffering existing acre lots. A pedestrian-only main street was proposed, with parking on the perimeter. Council Member Yarbrough suggested more open space or a larger park, citing community event potential, and questioned the high density. Mrs. MacDonald reiterated that the plans are conceptual, with flexibility via development agreements or a new mixed-use zone.

The Council discussed property owner concerns, potential church land allocation, and alignment with Syracuse's plans. A public hearing was scheduled for the next meeting to gather feedback, with no action required at this time. Final approval of the small area plans will be in a future meeting.

6. Other Items

No other items were discussed.

The Administrative Session adjourned.



3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

**WEST POINT CITY COUNCIL
MEETING MINUTES
WEST POINT CITY HALL
May 20th, 2025**

Mayor:
Brian Vincent
City Council:
Annette Judd, *Mayor Pro Tem*
Jerry Chatterton
Michele Swenson
Brad Lee
Trent Yarbrough
City Manager:
Kyle Laws

General Session

7:00 PM

Minutes for the West Point City Council General Session held on May 20th, 2025, at 7:00 PM with Mayor Brian Vincent presiding. This meeting was held at West Point City Hall and livestreamed for the public to view via Zoom. The livestream of the meeting was accessible to view by entering Meeting ID# 836 6664 5843 at <https://zoom.us/join> or by telephone at (669) 900-6833.

MAYOR AND COUNCIL MEMBERS PRESENT: Mayor Brian Vincent, Council Member Jerry Chatterton, Council Member Brad Lee, Council Member Trent Yarbrough, Council Member Michele Swenson, and Council Member Annette Judd

EXCUSED: None

CITY EMPLOYEES PRESENT: Kyle Laws, City Manager; Boyd Davis, Assistant City Manager; Bryn MacDonald, Community Development Director; Ryan Harvey, Administrative Services Director; and Casey Arnold, City Recorder

EXCUSED:

VISITORS PRESENT: PJ Roubinet, Lyle Johnston, Chris Johnston, Craig Morrow, Scott Wolford & Family, Jeramie & Natalie Humphries, Brad Devereaux, and Manuel & Shelly Archuleta. No sign-in is required for those viewing online.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Prayer or Inspirational Thought** – Council Member Judd delivered an inspirational thought, quoting Herman Melville: “We cannot live only for ourselves. A thousand fibers connect us with our fellow men.” She shared her experience observing the Special Olympics torch run through West Point earlier that day, noting the excitement of Monticello Elementary students as vehicles honked in support. She emphasized the importance of small community gestures, like a honk or smile, in fostering connection and urged continued community engagement.
- 4. Communications and Disclosures from City Council and Mayor**

Council Member Yarbrough – Thanked Council Member Judd for her remarks.

Council Member Judd – None

Council Member Swenson – None

Council Member Chatterton – Expressed appreciation for the Special Olympics torch run and emphasized the event’s significance, connecting it to his daughter’s experience carrying the Olympic torch in 2002.

Council Member Lee – Discussed efforts to prevent the monarch butterfly from being listed as an endangered species, as it would restrict mosquito spraying. He encouraged residents to contact representatives and plant milkweed to support butterfly populations.

Mayor Vincent – Announced the retirement of Nathan Rich, Executive Director of the Wasatch Integrated Waste Management District, after 25-30 years, and the appointment of Nicole Riley, previously a waste management director in Illinois, effective next month.

- 5. Communications from Staff**

Mr. Laws stated that there are several city events coming up in the next few weeks, including the Miss West Point Pageant on June 7th, the Senior Lunch on June 10th (at Loy Blake Park), the first of the Summer Movies in the Park Series on June 13th, and the weekly Farmers Market held each Friday evening at Loy Blake Park. He stated that the Farmers Market has already begun and seems to continue to be a successful event.

6. Citizen Comment

PJ Roubinet – West Point, UT: Thanked Scott Wolford for his service on the Planning Commission, noting his thoughtfulness and careful consideration of all items. He expressed his appreciation at being able to serve with him during their five years together and stated that he will be missed.

7. Recognition of Scott Wolford, West Point City Planning Commissioner – Mayor Vincent

Mayor Vincent recognized Scott Wolford for his service on the Planning Commission from 2019 to 2024, praising his preparedness, thoughtful contributions, and expertise. He explained that Scott's new employment with the Utah Inland Port Authority necessitated his departure from the Commission, and stated that he will leave behind big shoes to fill.

The Mayor and Council presented him with a plaque and a placard, expressing gratitude for his service. Scott expressed his appreciation for the opportunity he had to serve and how much he enjoyed being on the Commission.

8. Consideration of Approval of the Minutes from the March 4th, 2025 City Council Meeting

Council Member Lee motioned to approve the March 4th, 2025 minutes

Council Member Yarbrough seconded the motion.

In Favor: All

Opposed: None

The Council unanimously agreed

9. Consideration of Approval of the Minutes from the March 18th, 2025 City Council Meeting & Joint Planning Commission Meeting

Council Member Yarbrough motioned to approve the March 18th, 2025 minutes

Council Member Chatterton seconded the motion.

In Favor: All

Opposed: None

The Council unanimously agreed

10. Consideration of Resolution No. 05-20-2025A, Approving the FY2025 Amended Budget for West Point City – Mr. Ryan Harvey

Mr. Harvey presented the amended budget, which has been discussed by the Council in previous meetings, as well as during the Administrative Session earlier in the evening. Outside of the amendments related to the transfer of budgeted funds to Capital Projects, there is only one additional amendment to the Water Fund of \$8,516 to purchase water from Weber Basin Water.

Mayor Vincent opened the public hearing.

a. Public Hearing

No comments.

Council Member Swenson motioned to close the public hearing

Council Member Chatterton seconded the motion.

In Favor: All
Opposed: None
The Council unanimously agreed

b. Action

Council Member Chatterton motioned to approve Resolution No. 05-20-2025A

Council Member Swenson seconded the motion.

In Favor: All
Opposed: None
The Council unanimously agreed

11. Consideration of Approval of Resolution No. 05-20-2025B, Approving the Election Services Agreement with Davis County for the 2025 Municipal Election – Ms. Casey Arnold

Ms. Arnold presented an Election Services Agreement with Davis County for the 2025 municipal election, wherein the mayor's seat and two city council seats are up for election. The agreement continues a long-standing partnership with Davis County, which has administered West Point's elections for several years, delivering reliable and efficient services. The estimated cost is \$10,700 per election, which would be for a potential primary in August 2025 and the general election in November 2025, totaling up to \$21,400 if both are required. The city has budgeted \$20,000 for election expenses in FY2026, which Ms. Arnold noted is generally sufficient, as primary election costs are typically lower due to reduced voter turnout, and Davis County's estimates often exceed actual expenses. For example, in 2023, a recount increased costs by approximately \$1,500, but the budget accommodated it without issue.

The agreement includes the costs for mail ballots sent to all registered voters, in-person voting at City Hall on Election Day (7:00 AM–8:00 PM), and early voting at the Davis County building from June 2–5, 2025, from 8:00 AM to 5:00 PM, Monday through Thursday, and other election administration duties. Ms. Arnold stated that the agreement aligns with state election requirements, including compliance with Utah Code Title 20A, which governs municipal elections, and ensures accessibility through voting centers and polling locations. She noted that the need for a primary election will depend on the number of candidates that declare, with a threshold requiring more than two candidates per seat to trigger a primary. The candidate declaration period will be June 2 – 6, from 8:00 AM to 5:00 PM and stated that she will be available through that time on Friday, despite City Hall's regular closure that day of 11:30 AM, to assist anyone desiring to declare for candidacy.

Council Member Swenson sought clarification on the cost structure, confirming that the \$10,700 estimate per election covers ballot mailing, in-person voting setup, and poll worker staffing. She asked whether a primary would be necessary, to which Ms. Arnold responded that it depends on the number of candidate filings. Council Member Chatterton inquired about budget provisions for recounts, referencing a new state law mandating automatic recounts for close races (within a specified percentage). Ms. Arnold confirmed that the \$20,000 budget is adequate, as the past recount cost less than \$2,000, and the city can adjust the budget if needed. She noted that the 2023 recount was efficiently handled by Davis County, reinforcing her confidence in their services.

The Council expressed appreciation for Ms. Arnold's preparation for the upcoming election and the Davis County's past performance and reliability in previous elections and had no concerns about the agreement.

Council Member Lee motioned to approve Resolution No. 05-20-2025B
Council Member Swenson seconded the motion.
In Favor: All
Opposed: None
The Council unanimously agreed

12. Consideration of Approval of Resolution No. 05-20-2025C, Approving a Payback Agreement for Big-O Tires – Mr. Boyd Davis

Mr. Davis presented a payback agreement for Big-O Tires, where a water line valve costing \$3,443 benefits an adjacent property. The city's code allows the developer to be reimbursed by the neighboring property's developer upon their development, with the city ensuring payment before issuing building permits. The city's code requires that the city engineer establish the cost of the

payback and determine how the costs will be distributed among the benefiting property owners. The developer has submitted their contractor's bid for the installation of the water valve which has been reviewed by the city engineer and deemed acceptable to be used as the cost basis for the payback agreement. The term of the agreement is 20 years, after which the agreement is no longer valid.

Council Member Swenson clarified that the payment comes from the adjacent developer, not city funds. Mr. Davis confirmed the city facilitates the agreement without financial involvement.

The Council had no further concerns or questions.

Council Member Chatterton motioned to approve Resolution No. 05-20-2025C

Council Member Judd seconded the motion.

In Favor: All

Opposed: None

The Council unanimously agreed

13. Consideration of Approval of Resolution No. 05-20-2025D, Terminating the Contract with Wall Consultant Group and Approving a Contract with Avenue Consultants for the Property Acquisition for the 300 N Road Project – Mr. Boyd Davis

Mr. Davis stated that at the March 18th meeting, the City Council approved a contract with WCG for the right-of-way acquisition agent for the 300 N road project. Unfortunately, WCG has chosen to end their contract with UDOT and is no longer on the selection pool for these types of projects. However, Shannon Wixom, the key employee with whom the city has worked with and has extensive knowledge and experience, has moved to Avenue Consultants, a UDOT-approved firm, who has agreed to a new contract under the same terms. The city's purchasing policy allows direct selection due to the state contract. In order to proceed the Council will need to terminate the contract with WCG and will also need to approve the new contract with Avenue Consultants.

Mr. Davis confirmed for the Council that there are no penalties to the city for termination, as WCG's UDOT status changed. The Council had no further concerns.

Council Member Chatterton motioned to approve Resolution No. 05-20-2025D

Council Member Swenson seconded the motion.

In Favor: All

Opposed: None

The Council unanimously agreed

14. Consideration of Approval of Ordinance No. 05-20-2025A, Rezoning Property Located at Approximately 2018 N 4500 W from R-1 to R-4 – Mrs. Bryn MacDonald

Mrs. MacDonald presented a rezone application submitted by Jeramie Humphries and Brad Devereaux for 6.94 acres at approximately 2018 N 4500 W. The request is to rezone the property from R-1 (single-family residential, minimum 10,000 square foot lots) to R-4 (higher-density residential, up to 6 units per acre). The rezone aligns with the General Plan updated in December 2024, which designated this property as R-4 to support increased housing density near existing developments. The property, located just north of 1800 N and adjacent to the Salt Grass townhomes, is proposed for a subdivision with 35 units at a density of 5 units per acre, slightly below the R-4 maximum. The concept plan includes a public street with primary access from 4500 W and a secondary access connecting south through the Salt Grass townhomes' road network, ensuring compliance with fire safety requirements for multiple access points.

The proposed layout includes 27 single-family lots and four twin homes (eight units), with the R-4 zone permitting up to 20% twin homes (equivalent to seven units for 35 total units). Lots average 6,000 square feet with a minimum of 5,000 square feet, 52-foot frontages, and deep configurations (approximately 115 feet deep) with 6-foot side setbacks. Twin home lots, particularly lots 15 and 16, are narrower at 42 feet wide but meet the 5,000-square-foot minimum due to their depth, as no middle setback is required between twin home units. The plan includes removing an existing house on the south side to facilitate the road connection, addressing previous setback concerns. A landscaping plan and draft Covenants, Conditions, and Restrictions (CC&Rs) were submitted, mandating owner occupancy except for a state-mandated military exception allowing temporary rentals during

deployment. Elevations for single-family and twin homes were provided, indicating architectural consistency with nearby developments.

A remnant parcel along the east side, adjacent to a canal, remains an issue, as the owner retains responsibility for its maintenance pending discussions with the irrigation company. The R-4 zone requires perimeter fencing along the canal and the north side (adjacent to agricultural land) for safety and to comply with city code, which also mandates a notice to buyers about nearby agricultural activities. The North Davis Fire District approved the layout, but a temporary turnaround (e.g., hammerhead) is required after 30 lots until the secondary access is completed, likely dependent on the Salt Grass development's timeline. Infrastructure requirements include underground utilities (water, sewer, storm drain) installed before building permits, with asphalt paving required before occupancy.

The Planning Commission held a public hearing on April 10, 2025 wherein four residents expressed concerns related to the lack of sewer service in the area, potential wetlands on the back of the property, and inadequate road infrastructure. Mrs. MacDonald noted that sewer will be available in this area as part of the current sewer expansion project and that this property was analyzed for wetlands during the previous rezone in 2023 and no wetlands were found.

Council Member Yarbrough inquired about lot sizes and frontages, confirming an average of 6,000 square feet and 52-foot frontages, with lots 15 and 16 at 42 feet for twin homes. He asked about the maximum density, calculated as 41 units (6 units per acre x 6.94 acres), noting the proposed 35 units are well below this. Council Member Swenson emphasized the need for perimeter fencing along the canal for child safety and confirmed fencing requirements along the north side due to adjacent agricultural land. Council Member Chatterton sought clarification on the twin home count, noting that 20% of 35 units equals seven units, not the proposed eight.

The Council deliberated on reducing the twin homes to comply with the ordinance, with Council Member Swenson noting lots 15 and 16 appeared narrower and better suited for twin homes due to their design. Council Member Yarbrough suggested converting lots 21 and 22 to single-family homes to maintain six twin home units, expanding lots on the south side for consistency.

Brad Devereaux, the applicant, proposed limiting the plan to three twin homes (six units) without specifying locations, allowing flexibility in placement. The Council agreed this aligned with the ordinance and avoided setting a precedent for exceeding the 20% twin home limit. Council Member Chatterton confirmed the north and east fencing requirements and the agricultural notice in the code. Mayor Vincent noted the standard requirement of one tree per lot, which could be placed in the front yard or park strip, providing flexibility for narrow lots. The Council discussed phasing, noting that only 30 lots could be developed until the secondary access is completed, requiring a temporary turnaround for fire safety.

a. Public Hearing

Craig Morrow – West Point, UT: Mr. Morrow expressed concerns about traffic safety at 4500 W and 1800 N due to construction, farm equipment, and Legacy Highway traffic. He suggested a four-lane road and questioned sewer and secondary water plans, urging pre-paid irrigation fees and sewer alignment along 4500 W.

Council Member Lee motioned to close the public hearing

Council Member Swenson seconded the motion.

In Favor: All

Opposed: None

The Council unanimously agreed

b. Action

Mr. Davis addressed Mr. Morrow's concerns, noting two viable sewer options: a new pipe in 4500 W or connection to the Salt Grass townhomes' system, both at the developer's expense. Secondary water will be coordinated with the Davis and Weber Counties Canal Company, with culinary water via the Hooper Water Improvement District. The 4500 W and 1800 N intersection is under UDOT redesign for realignment and potential signalization.

The Council had no further discussion.

Council Member Swenson motioned to approve Ordinance No. 05-20-2025A, with the site plan amended to a maximum of six twin home units, per code

Council Member Judd seconded the motion.

Roll Call:

Council Member Judd – Aye

Council Member Chatterton – Aye

Council Member Yarbrough – Aye

Council Member Swenson – Aye

Council Member Lee – Aye

In Favor: All

Opposed: None

The Council unanimously agreed.

15. Motion to Adjourn the General Session

Council Member Chatterton motioned to adjourn

Council Member Yarbrough seconded the motion

In Favor: All

Opposed: None

The Council unanimously agreed.

APPROVED THIS _____ DAY OF _____, 2025:

BRIAN VINCENT, MAYOR

CASEY ARNOLD, CITY RECORDER